METRO PLANNING COMMISSION JUNE 22. 2015

NASHVILLENEXT: A GENERAL PLAN FOR NASHVILLE-DAVIDSON COUNTY CP2015-000-001



WHITES CREEK STUDY AREA & RURAL PLANNING



RURAL WORKSHOPS 2014

- 7/9/2014
 - NashvilleNext Overview
 - Rural Preservation in Nashville
- 7/30/2014
 - Whites Creek Boundaries
 - What is Rural
 - Issues and Options
- 8/13/2014
 - Draft <u>Rural Character Definitions</u>
 - Review and solicit feedback on the <u>existing Community Character</u> <u>policies</u>, <u>existing zoning</u> and <u>existing sewer service areas</u>



MEETINGS

• 9/15/2014

- Examine <u>potential Community Character maps</u> of the Whites Creek area applying the new Rural Character classifications
- Examine existing policies
- Solicit any potential new policies

• 10/14/2014

- NashvilleNext Preferred Future map
- Mapping of <u>proposed Rural Character classifications</u>
- Review the <u>proposed supplemental policies</u>
- Review potential implementation strategies











CHAMPION THE ENVIRONMENT



Environmental stewardship is our responsibility.

In 2040,

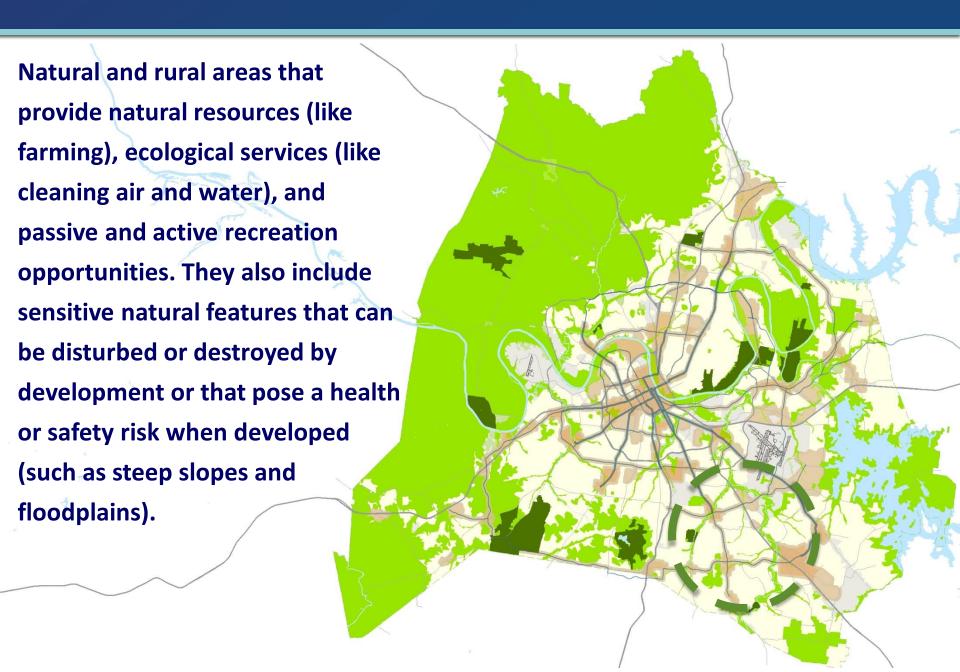
- Nashville has unique natural environments of breath-taking beauty, exceptional parks and greenways, abundant water and agricultural land that supports local food production. The natural landscapes of Nashville from the Cumberland River to the hills of Beaman and Warner Parks—are part of our identity.
- We protect these landscapes because they contribute to our health and quality of life and retain the historic character of Nashville.
- Nashville enables sustainable living through transportation options, housing choices, economic and social diversity and thoughtful design of sustainable buildings and infrastructure.







Green network



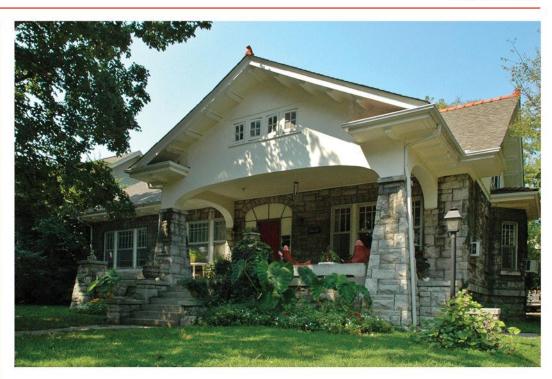
FOSTER STRONG NEIGHBORHOODS



Neighborhoods are the heart and soul of Nashville.

In 2040,

- Neighborhoods are the building blocks of our community: they are where we live, work, shop and gather as a community.
- Our neighborhoods are complete.
 They are healthy, safe, affordable and connected with vibrant parks, welcoming libraries, accessible shopping and employment, valued and protected natural features and strong schools.
- Our diverse neighborhoods give our community character and grow with us as we move into the future.







BE NASHVILLE



'Nashville' is our strength.

In 2040,

- Nashville is strong because we lift one another up and help people help themselves.
- We are strong because of our culture of creativity, respect for history, and optimism for the future.
- We are strong because of our welcoming culture that represents the best of Southern hospitality and celebrates Nashville's multiculturalism.
- Nashville recognizes its role in the region and responds to improve and advance regional activities, quality of life and well-being for all.







NASHVILLENEXT AND RURAL DEVELOPMENT



JULY 9, 2014

WHAT'S NEXT FOR NASHVILLE?

Changing Communities

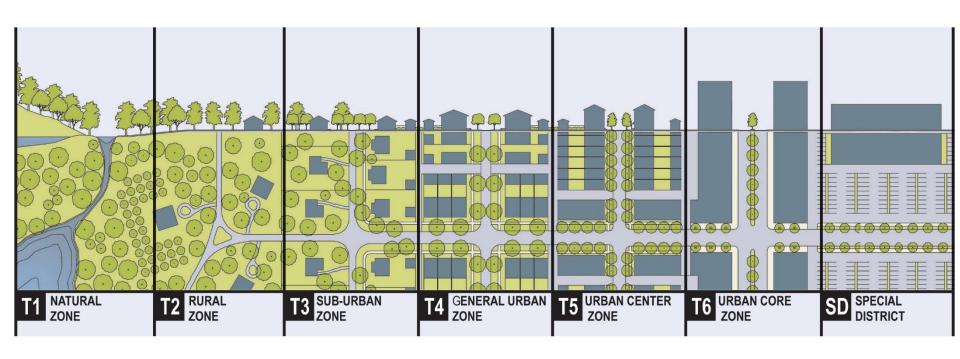
Tomorrow's Nashville

Changing Economy

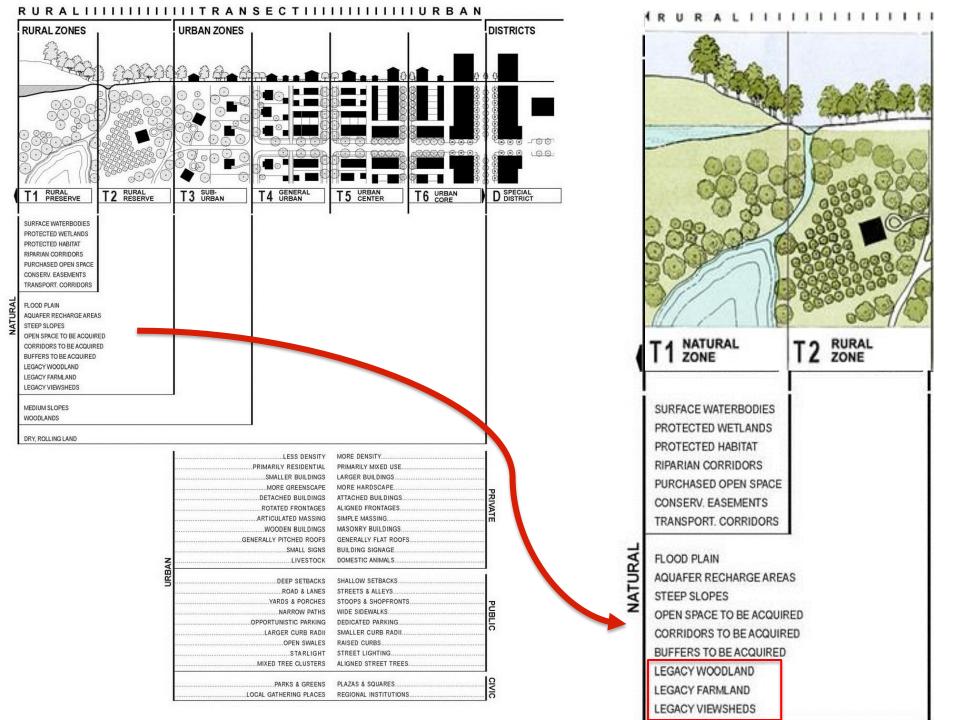
Infrastructure Environment

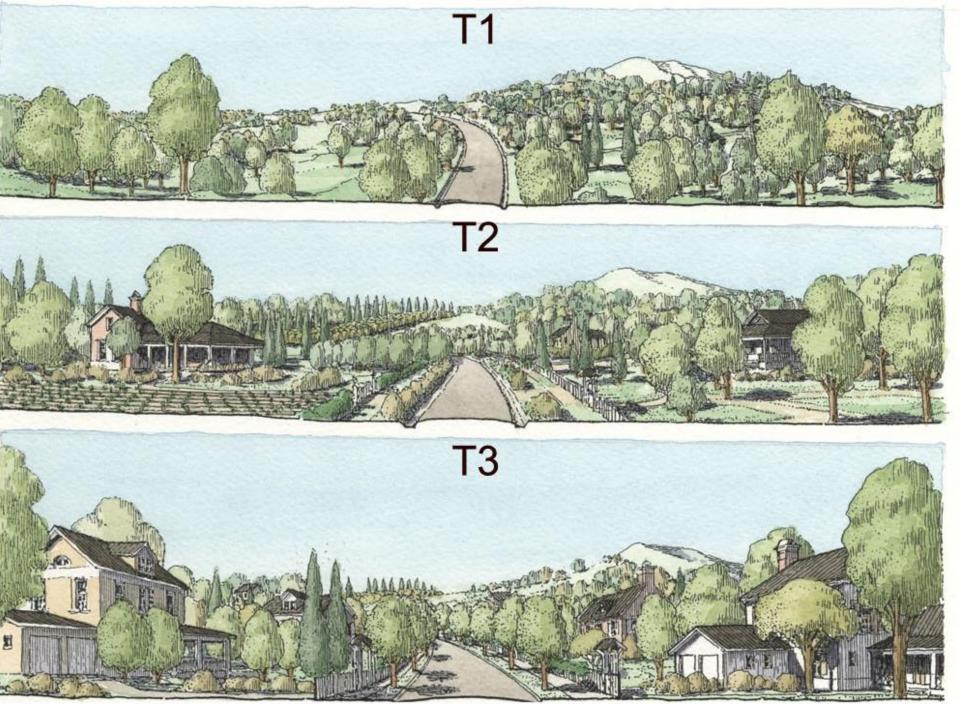


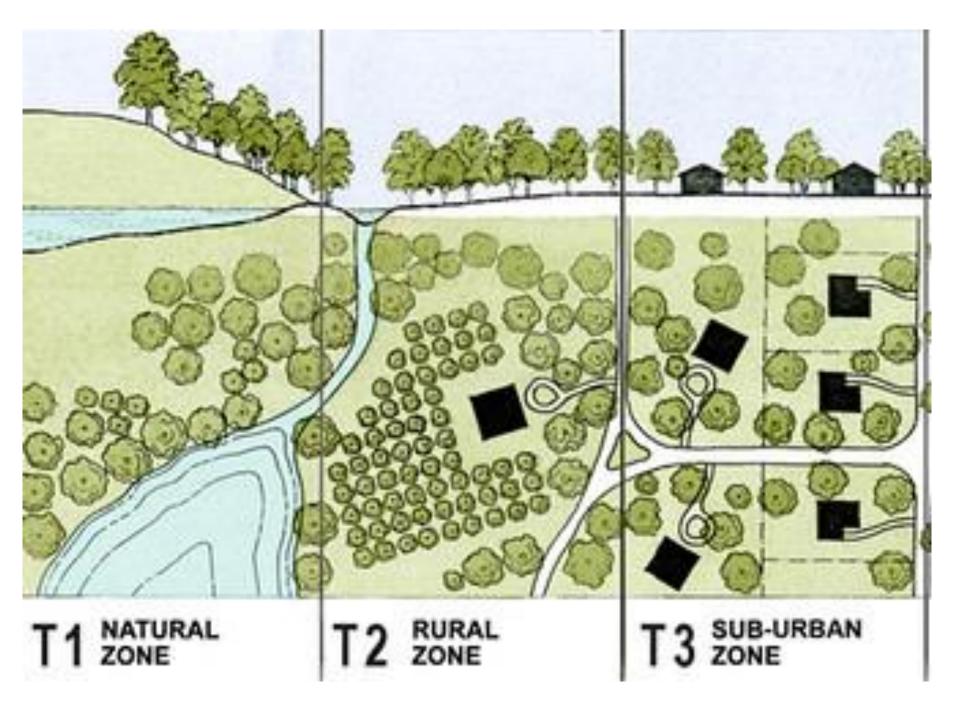
TRANSECT



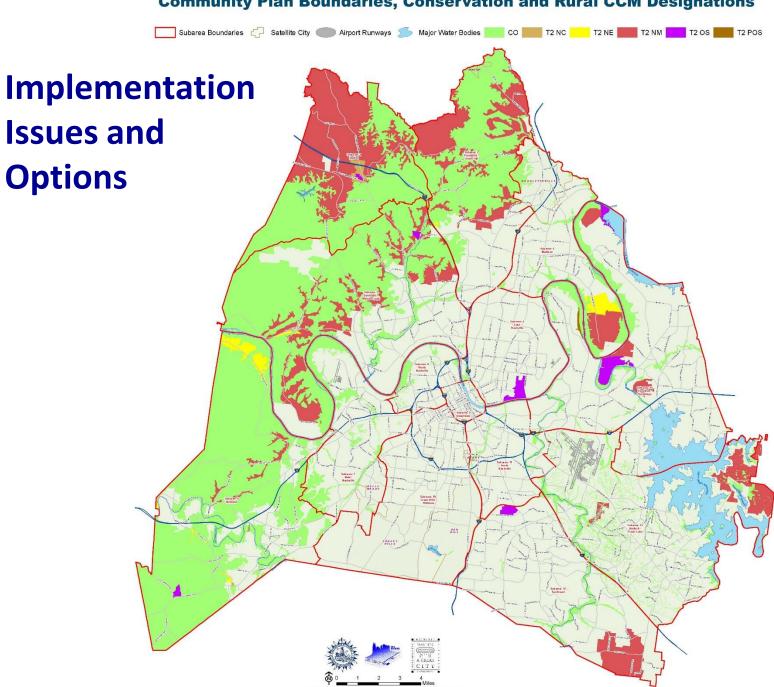








Community Plan Boundaries, Conservation and Rural CCM Designations



RURAL DEVELOPMENT WORKSHOP

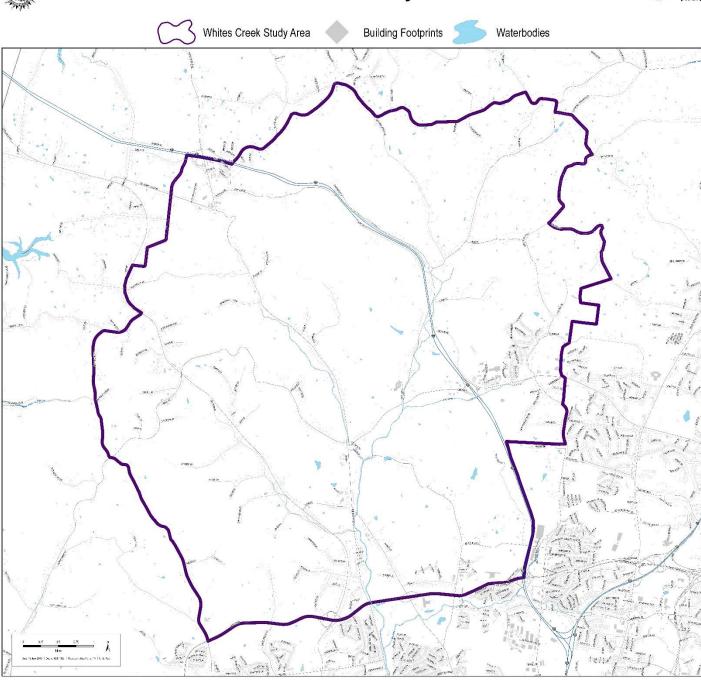


JULY 30, 2014



Whites Creek Study Area

















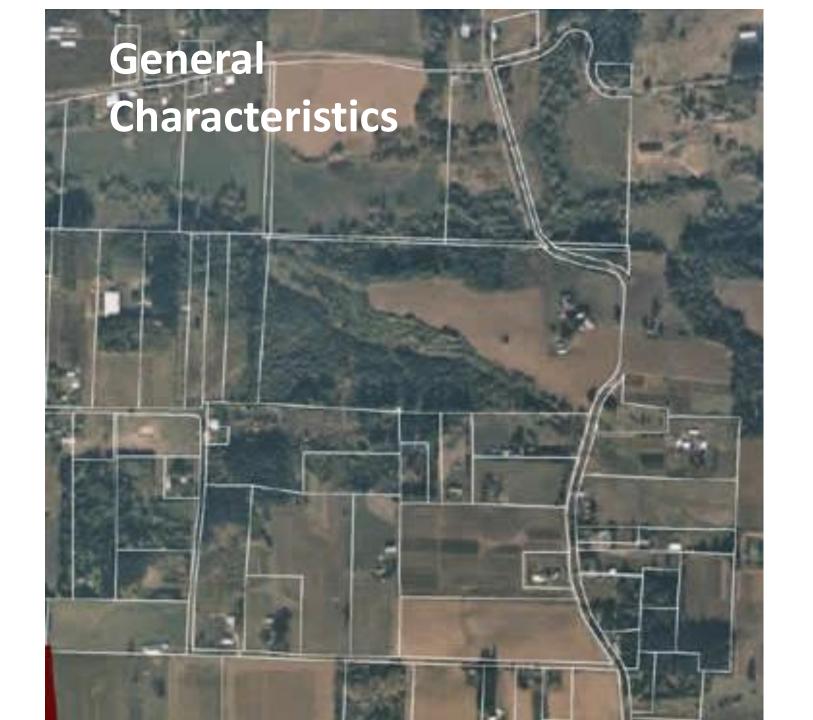




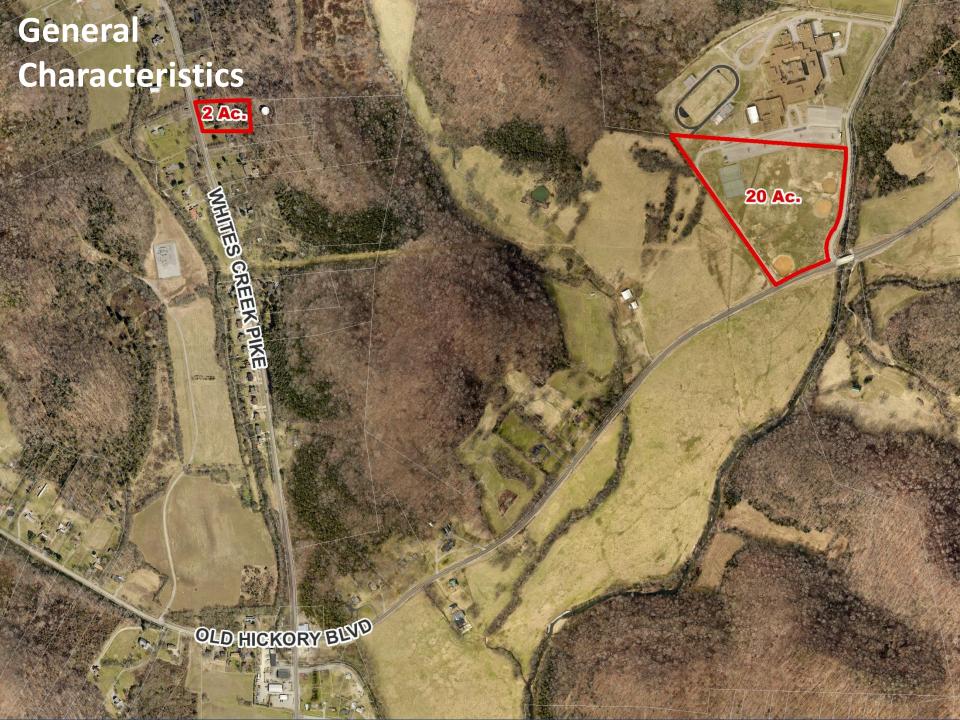












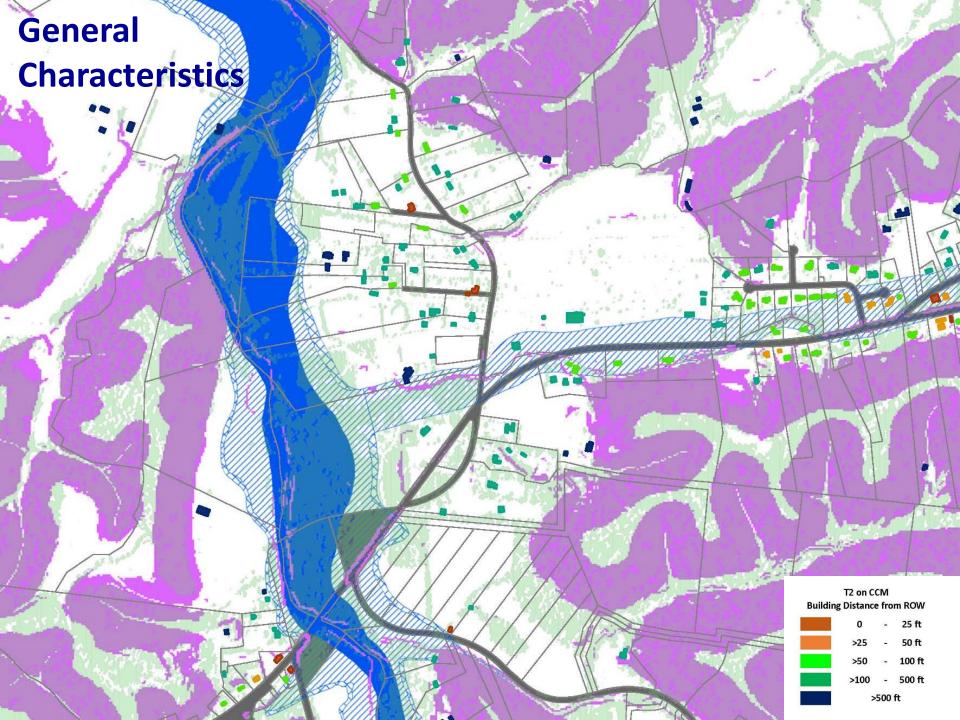


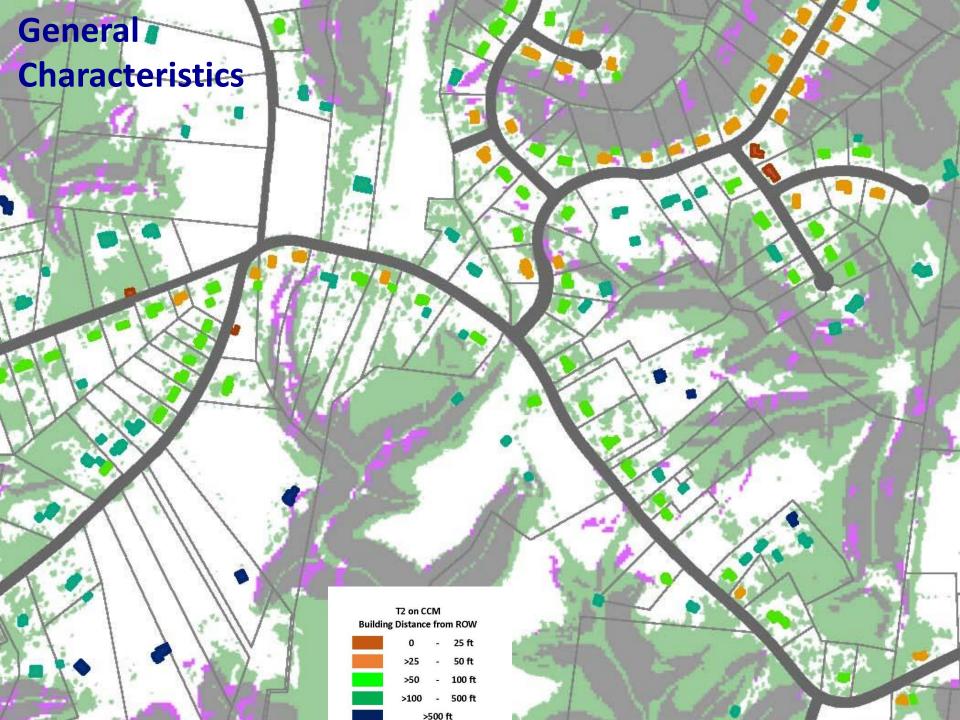












Implementation Issues and Options

Rural Character Subdivisions







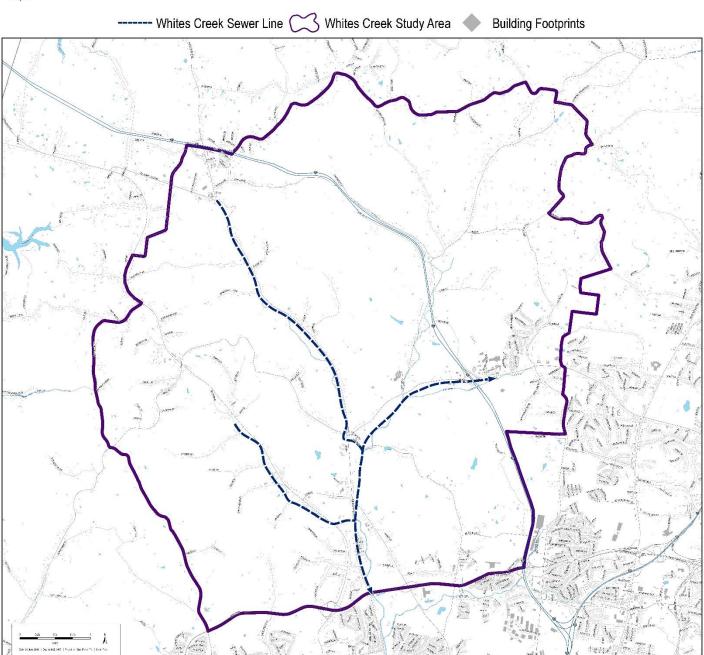


Implementatio

Whites Creek Study Area with Sewer Lines

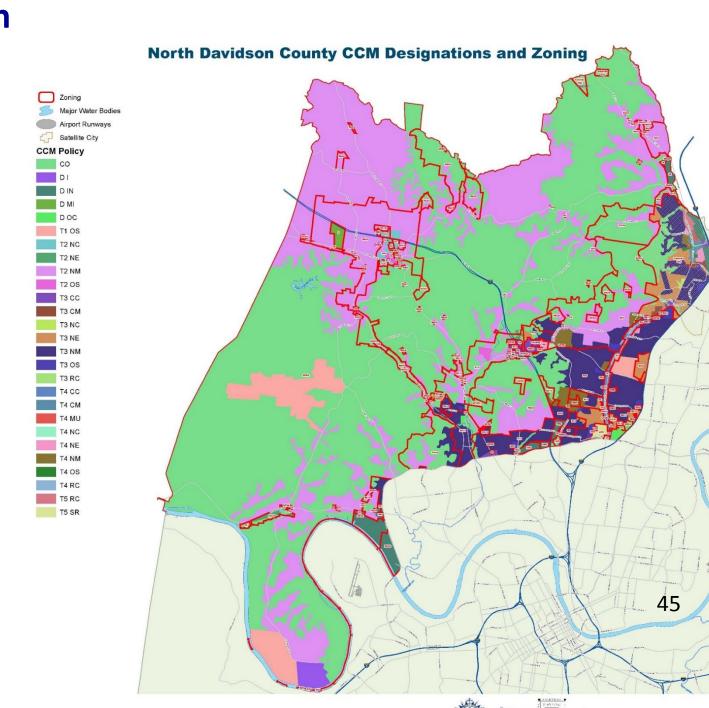


Issues and
Options Utility
Extension

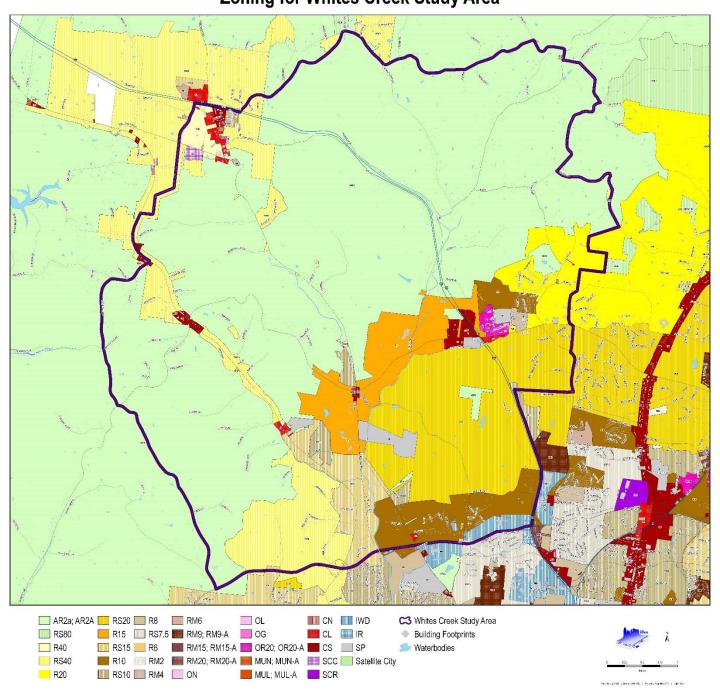


Implementation Issues and Options Rezoning





Zoning for Whites Creek Study Area



WHITES CREEK COMMUNITY PLAN UPDATE WORKSHOP



TONIGHT'S MEETING

- Review Rural Character Responses
- Review draft <u>Rural Character Definitions</u>
- Conceptually map Rural Character Areas
- Review existing
 - Community Character policies
 - Zoning and
 - Sewer service areas
- Take home map to consider final application



WC 7/30/14 Meeting	Rural: Agricultural	Rural: Countryside	Rural: Estates	Rural: Other
Is this a desired rural character option?	Yes	Yes	3 - Yes 2 - No 6 - NA	5 different options discussed: hamlet, rural working lands, rural eclectic, mixed (similar to rural eclectic), and hobby farm
Pennies	61 (38%)	65 (41%)	13 (8%)	20 (13%)
Preferred Name	NA	Scenic (1), <i>Natural</i> (5), Countryside (2)	NA	NA
Permitted land uses	Farming (livestock, crops, orchards, vineyards, gardens) and associated small business	Agriculture and additional uses including public recreation (parks, hiking trails, B&Bs) and private country lifestyles (hunting, gardens, scenic views)	NA	NA
Prohibited land uses	No industrial uses, including industrial agriculture or factory farms.	No trailer parks or apartments, no industrial uses, no commercial developments	NA	NA
Comments on agricultural rural land uses:	NA	NA	NA	NA
What portion of parcel to be preserved through easements or other tools?		No consensus	NA	NA
Comments on easements	NA	Need more information	NA	
Should buildings be screened from view from roadway?	I NA	No	No	NA
Should agricultural rural only be applied to areas with prime farm land?	No; flexibility needed depending on land history, type of farming, and	NA	NA	NA
Should conservation developments or clustering be allowed if buildings are unseen?	No	No	No	NA
What should be the minimum lot or parcel size?	0 , .	5 acres or fewer	5 or fewer acres	NA
What should be the minimum lot width at the street?	.,, .0	200 feet or fewer	500 feet	NA
What pattern should building be in in relation to the street?	I Random along street	Random along street	Random	Random
How should the principal building be placed on the lot?		Random (different lots, different locations)	Random	Random
With this rural form, what other characteristics would you expect?		Public recreation (parks, greenways, bikeways), wildlife and undeveloped lands	NA	NA
General Comments	Wildlife, biodiversity, and natural resources valued and should be preserved, but in ways alert to property rights, particularly regarding easements. Building community spirit of friendliness and peaceful rural lifestyle encouraged, but trailer parks, beer and tobacco stores, adult stores, etc. discouraged. Quality commercial development within existing commercial areas. Seeming general consensus against apartments and large clusters of homes.			

1997 WHITES CREEK COMMUNITY PLAN

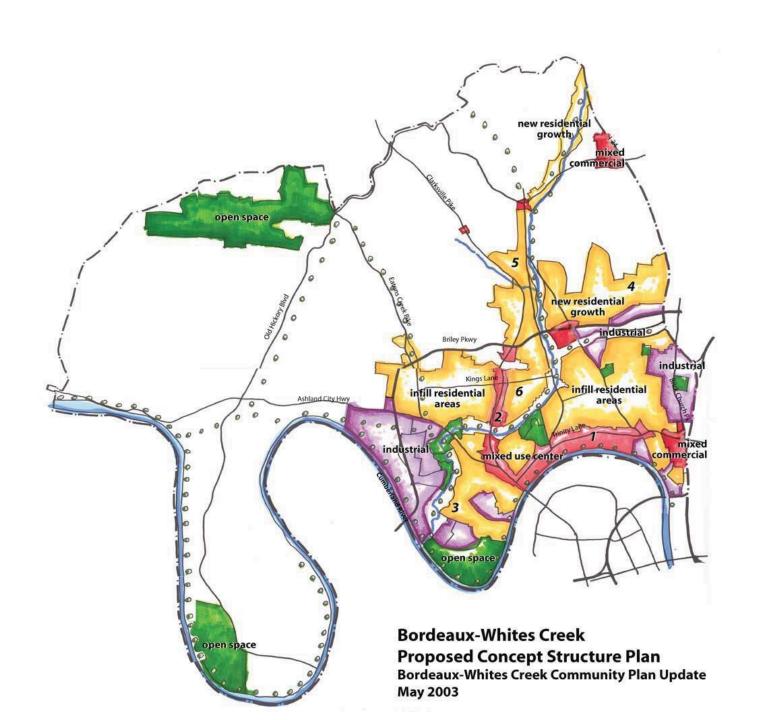
WHITES CREEK PIKE &

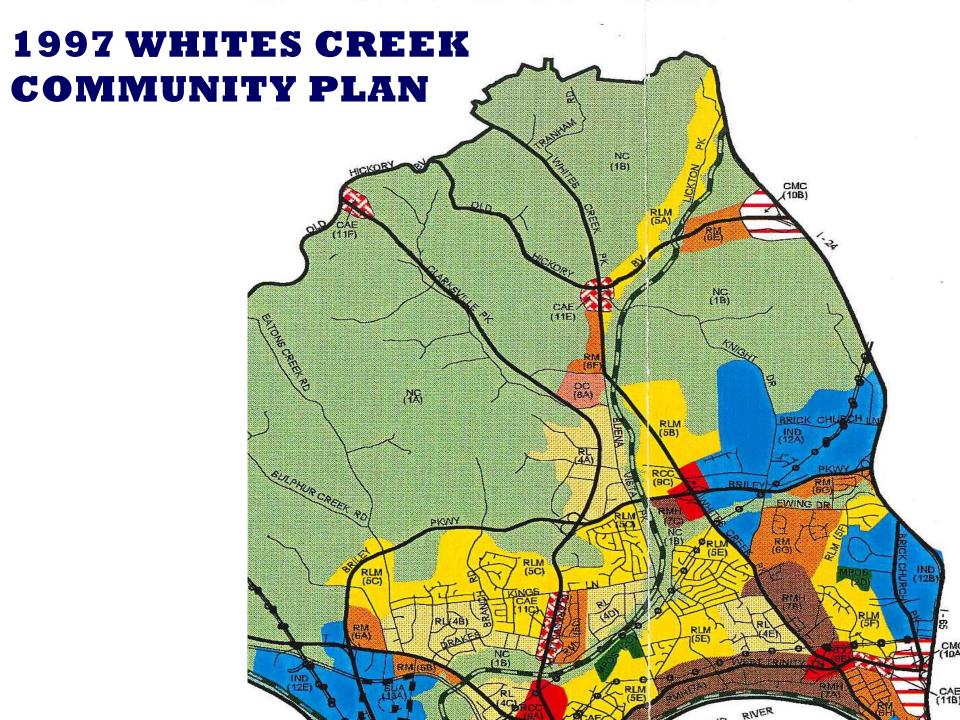
OLD HICKORY BLVD

Figure 13 Suggested Design Plan Whites Creek Pike/Old Hickory Boulevard DEVELOPMENT LIMITED COMMERCIAL BY STEEP SLOPES DEVELOPMENT POSSIBLE FUTURE LIMITED BY FLOODPLAIN RELOCATION OF OLD HICKORY BLVD CAE DEVELOPMENT AT 4 TO 9 DU'S/ACRE IN WHIIIIIII WAR PROVIDE LANDSCAPED BUFFER BETWEEN RES. & NON-RES, USES EDGE OF WILLIAM WILLIAM TO THE STREET CLUSTER RES. DEVELOPMENT AT 4 TO 9 DU'S/ACRE IN FLATTER AREAS NC RETAIN EXISTING PONDS AND PRESERVE WATERSHED ABOVE **BUFFER ALONG** ROAD FRONTAGE NOTE: LIMIT ACCESS TO CAE TO PROVIDE FOR **EXPANSION OF EXISTING** USES AND TO PROVIDE PRESERVE 100-YEAR OPPORTUNITIES FOR FLOODPLAIN - PROVIDE,

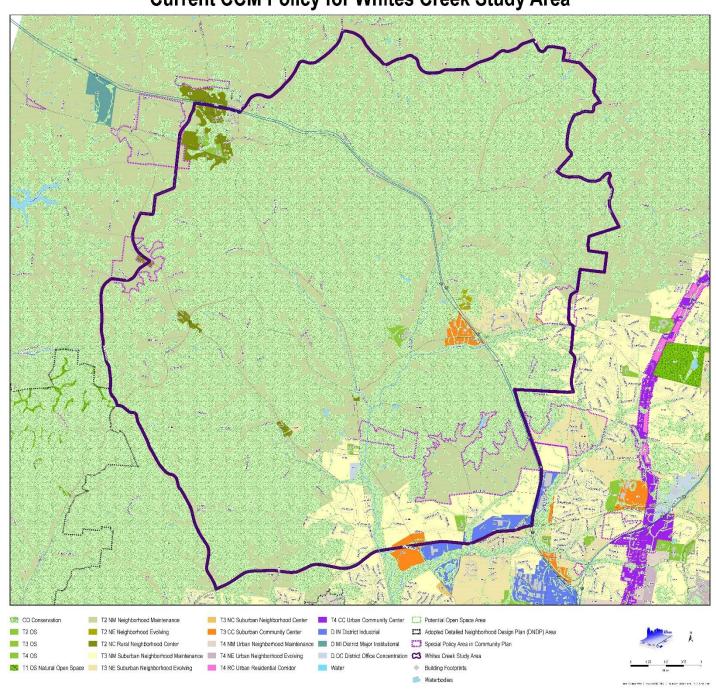
FOR FUTURE GREENWAY

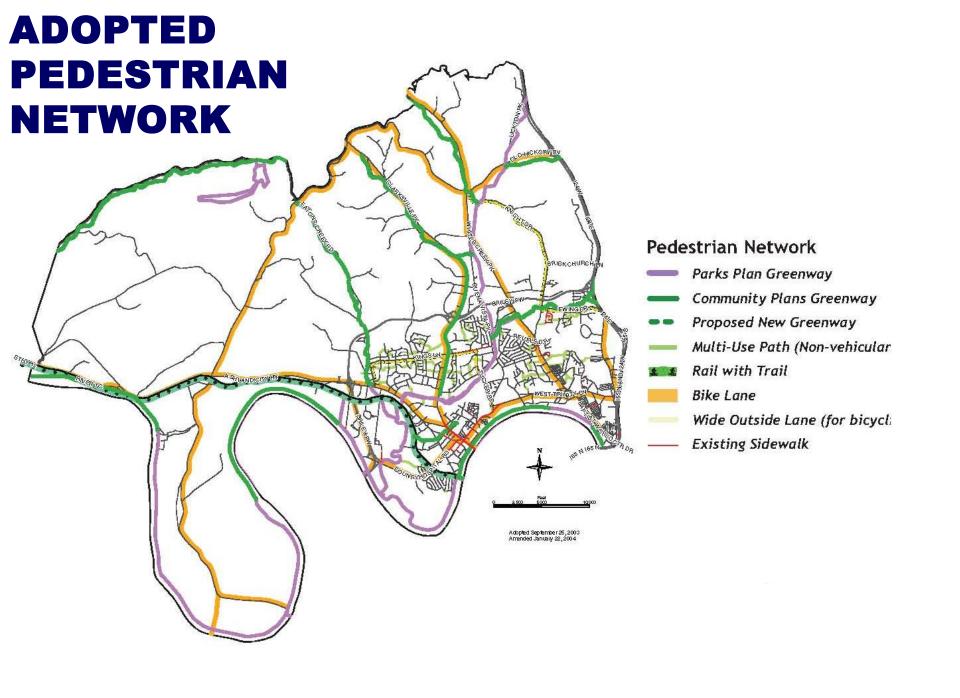
SIMILAR ACTIVITIES

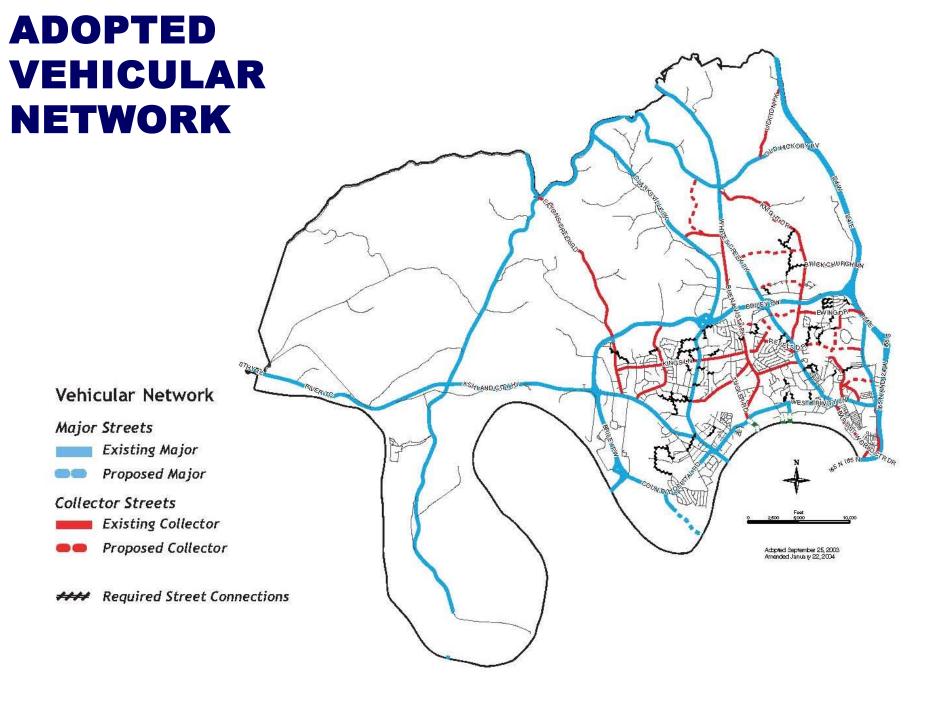


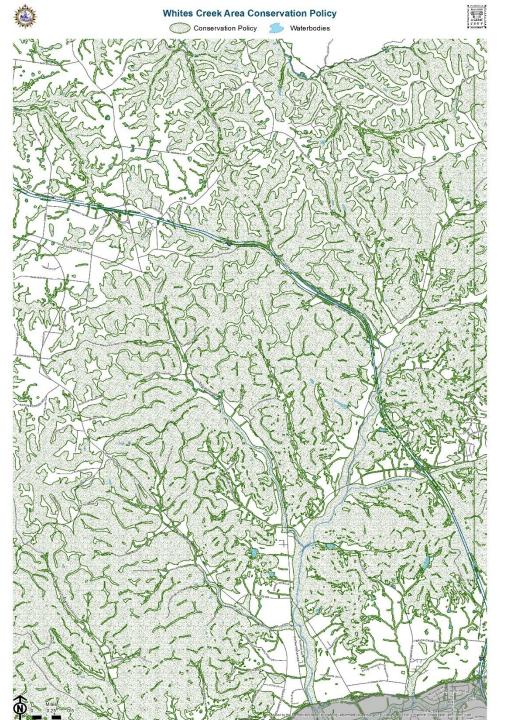


Current CCM Policy for Whites Creek Study Area









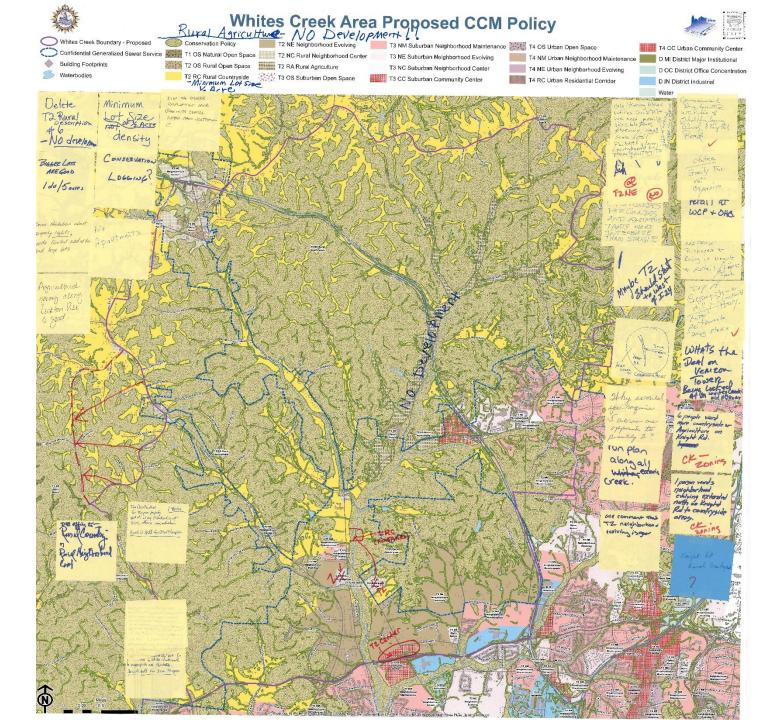
MAPPING EXERCISE

Rural Agricultural RED LINE

Rural Countryside White Area

- Rural Hamlets or Conservation Subdivisions
- Rural Village Centers

BLACK Pin to identify non-rural areas and other notes



WHITES CREEK COMMUNITY PLAN UPDATE WORKSHOP



TONIGHT'S MEETING

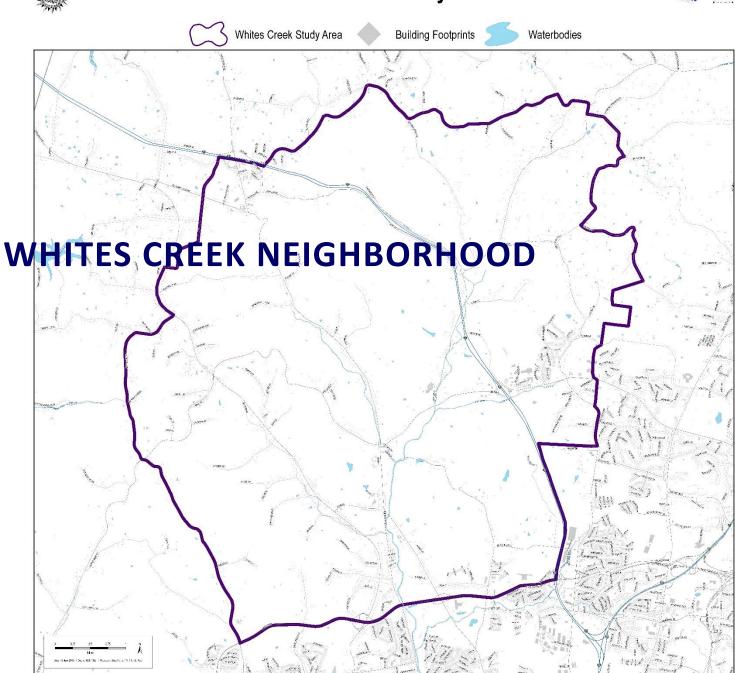
- Review Whites Creek Neighborhood Boundaries
- Review revised <u>Rural Character Definitions</u>
- Place of Rural in the Transect
- Discuss relevant mapping Issues
 - Existing Community Character policies
 - Existing Zoning
 - Existing Sewer Service Areas
- Review Draft CCM Map of Whites Creek Neighborhood



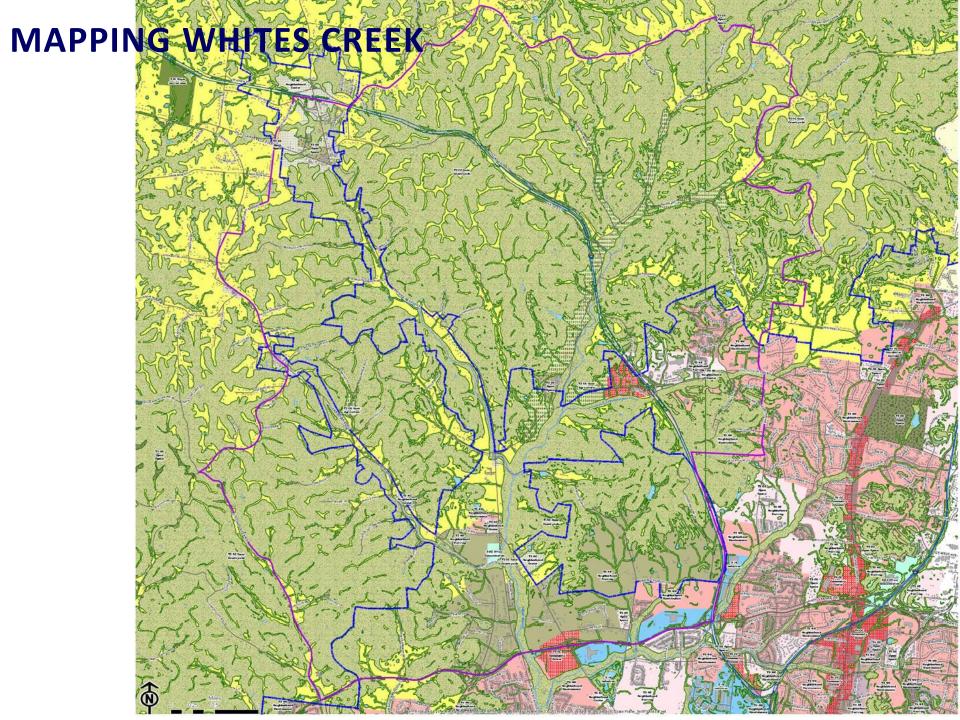


Whites Creek Study Area









MAPPING WHITES CREEK

Issues for Consideration

- Perpetuity
- Property Rights
- Existing Conditions
 - Development Patterns
 - Environmental Features
 - Zoning
 - Sewer Service Areas
- Areas as Suburban

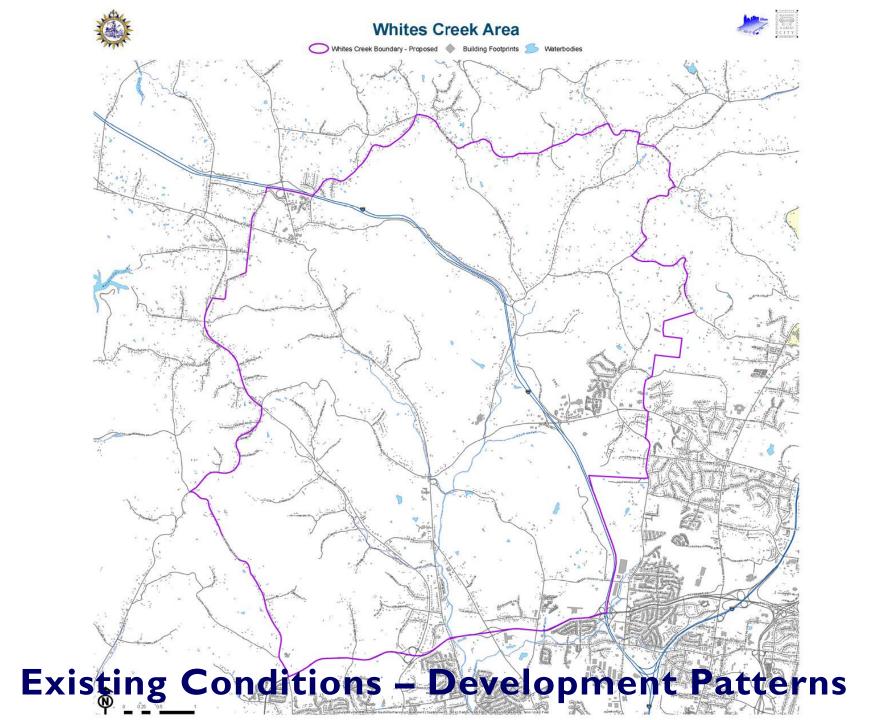


MAPPING WHITES CREEK

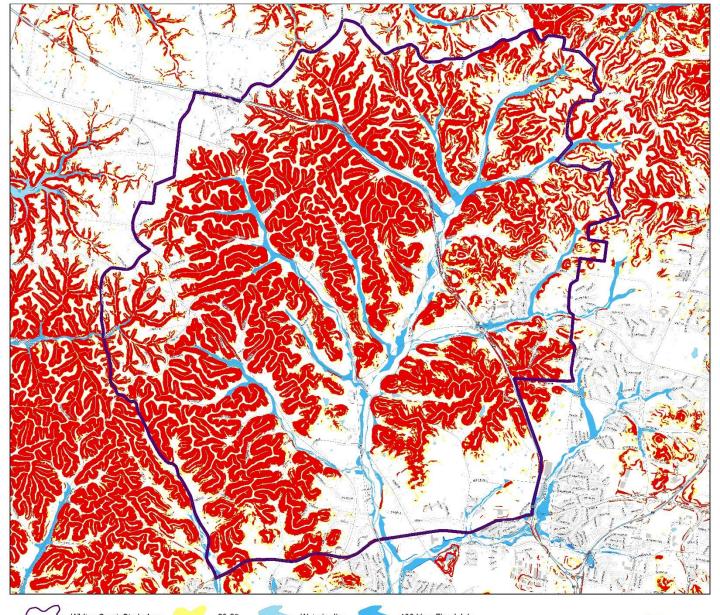
Rural Policy Options

- T2 Rural Conservation
- T2 Rural Open Space
- T2 Rural Agriculture
- T2 Rural Countryside
- T2 Rural Neighborhood Maintenance
- T2 Rural Neighborhood Evolving
- T2 Rural Center
 Suburban Policy Options also

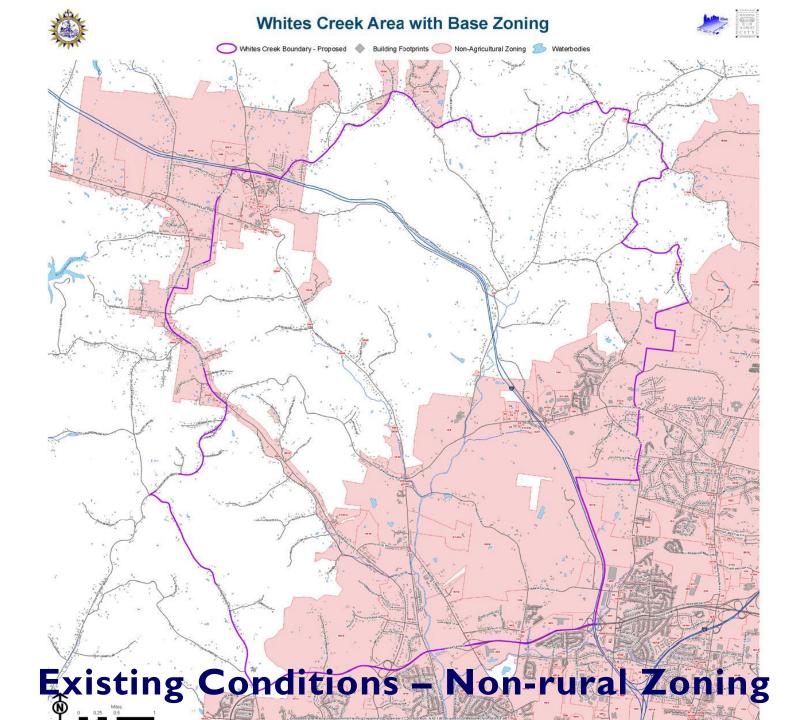




Whites Creek Area with Slopes and Floodplain



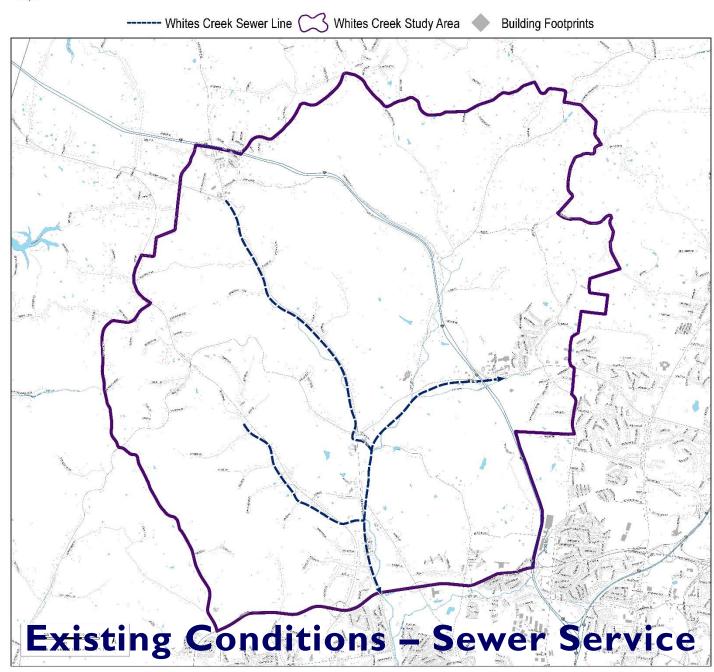






Whites Creek Study Area with Sewer Lines





SMALL GROUP - MAPPING WHITES CREEK

 Facilitators – Note on map with Blue Sharpie any comments and recommendations where there is a consensus from the group. Identify any T3 - Suburban Areas also.

 Individuals – Use sticky notes to write any individual comments. Put the sticky notes on the map.



WHITES CREEK COMMUNITY PLAN UPDATE WORKSHOP



OCTOBER 14, 2014

TONIGHT'S MEETING

- NashvilleNext Preferred Future Map
- Impact of Preferred Future on Whites Creek
- Revised Rural Character Definitions
- Potential Implementation Tools and Techniques
- Next Steps and Schedule
- Revised <u>CCM Map</u> of WC Neighborhood





RURAL POLICY DEFINITIONS

- Conservation in T2 Rural Areas
- Open Space in T2 Rural Areas
- T2 Rural Agriculture
- T2 Rural Countryside
- T2 Rural Neighborhood Maintenance
- T2 Rural Neighborhood Evolving
- T2 Rural Neighborhood Center



RURAL POLICY DEFINITIONS

- Conservation in T2 Rural Areas
- Open Space in T2 Rural Areas
- T2 Rural Agriculture
- T2 Rural Countryside
- T2 Rural Maintenance
- T2 Rural Neighborhood Center



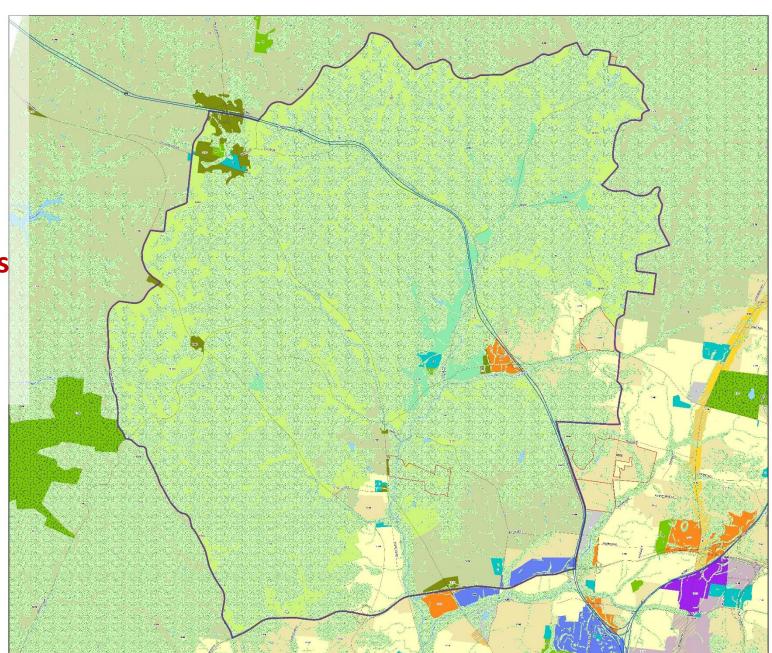


Conservation in T2 Rural Areas



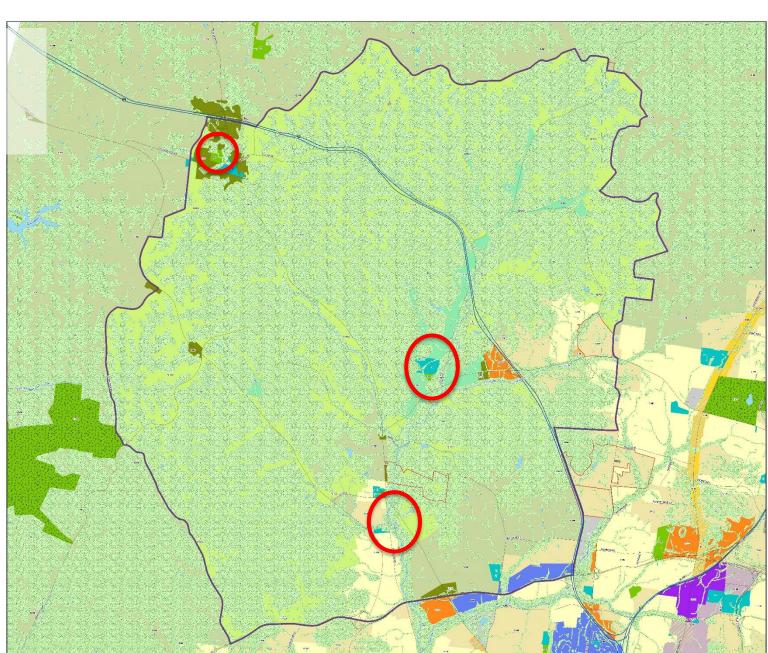
CO Conservation

- Steep Slopes
- Unstable Soils
- Floodplains
- Max 1du/ 10 acres





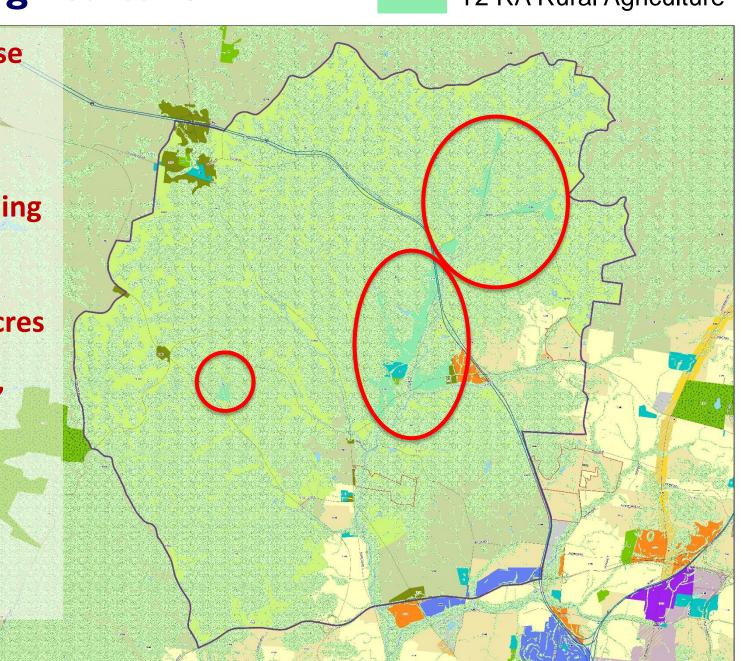
Public or Privately Conserved





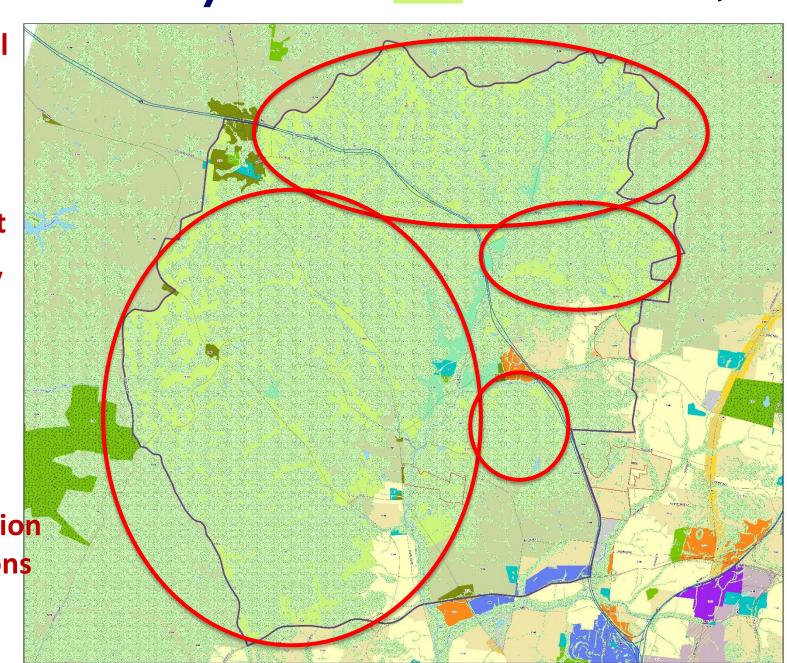
T2 Rural Agriculture

- Agricultural use desired or predominate
- Random building placement
- Max 1 du/5 acres
- Variable >100' frontage
- ConservationSubdivisionspossible





- Open rural character
- Random building placement
- Max 1 du/5 acres
- Variable >100' frontage
- Conservation
 Subdivisions
 possible



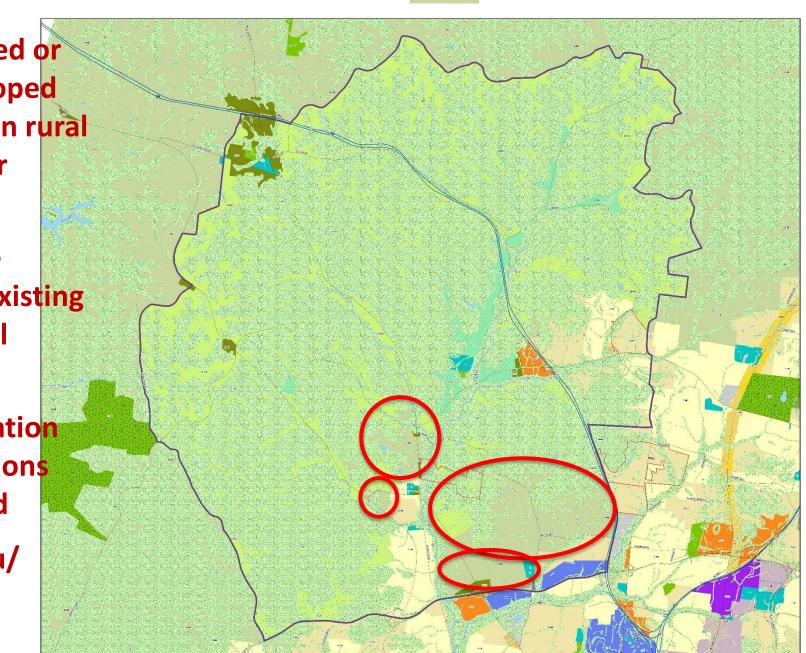


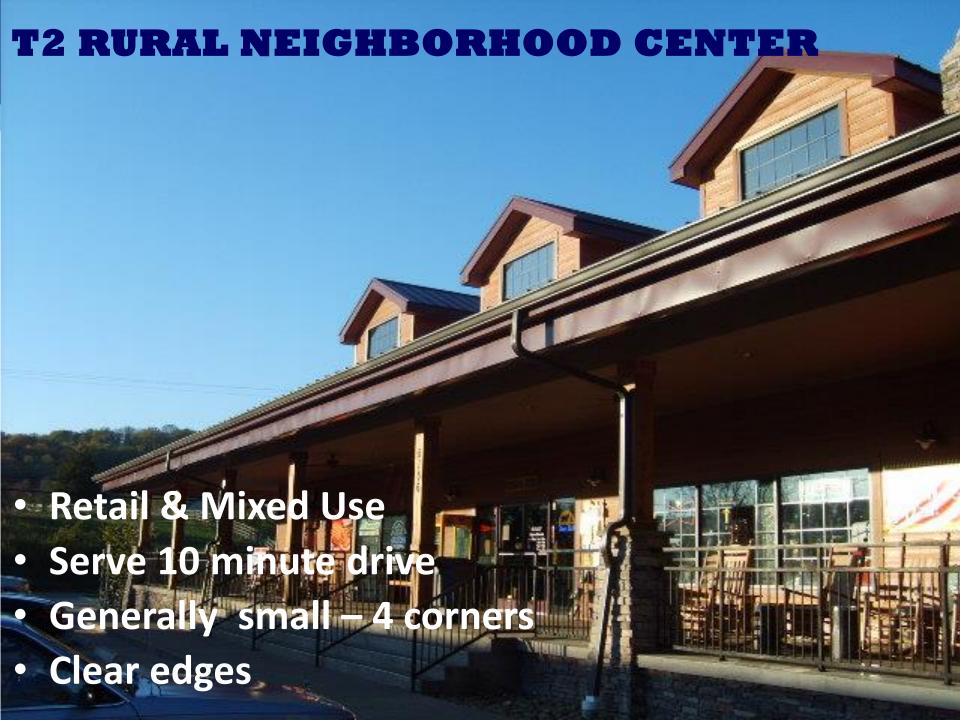
 Developed or undeveloped with open rural character

Sewers
 available
 and/or existing
 non-rural
 zoning

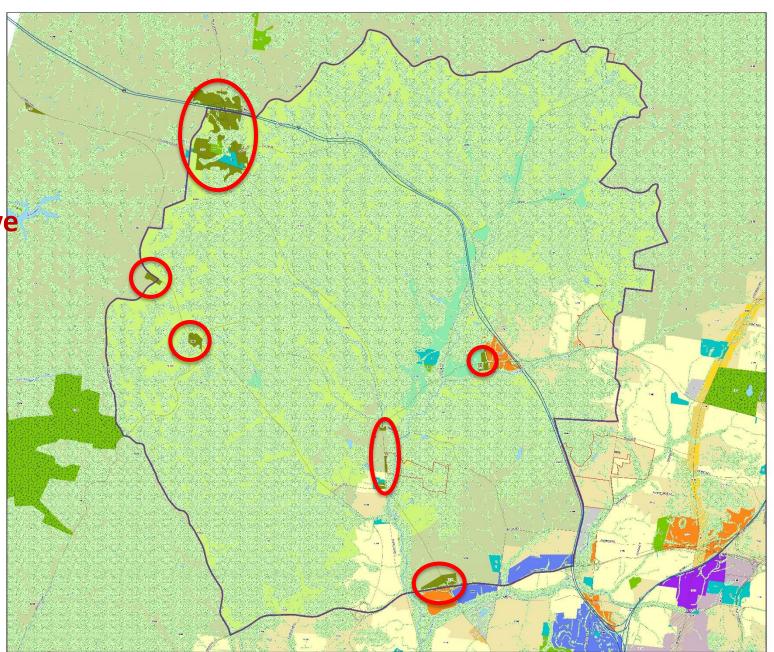
Conservation
 Subdivisions
 preferred

Max 1 du/2 acres





- Small scale retail & mixed use
- Serve 10 minute drive
- Generally small 4 corners
- Clear edges



Implementation Issues and Options -

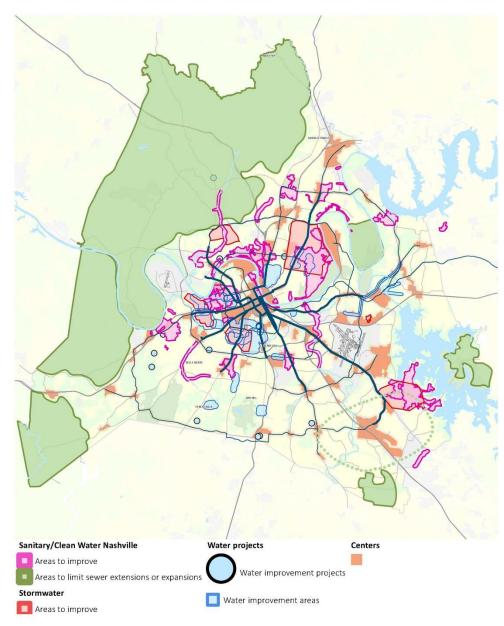
- Rezoning
- Utility Policies
- Rural Character Subdivisions







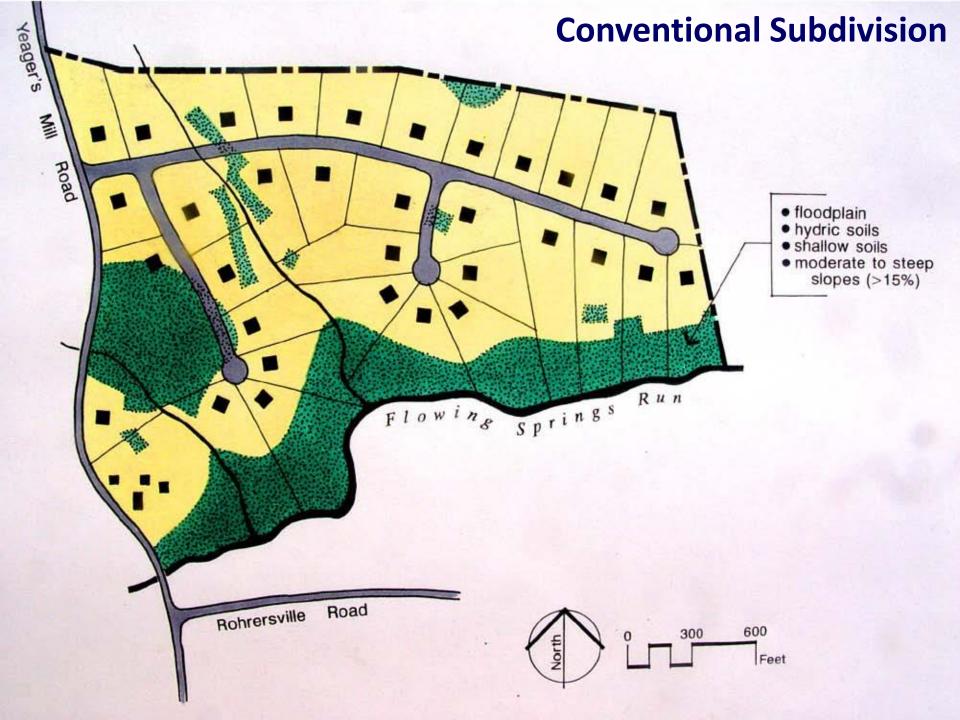
Figure LUTI-17: Water infrastructure improvements



LUTI 9.4 LIMIT SEWER EXTENSIONS AND EXPANSIONS INTO **AREAS IDENTIFIED AS T2** RURAL AGRICULTURE, COUNTRYSIDE, OR **MAINTENANCE ON COMMUNITY CHARACTER POLICY MAPS**

CONSERVATION SUBDIVISIONS





Conventional Subdivision

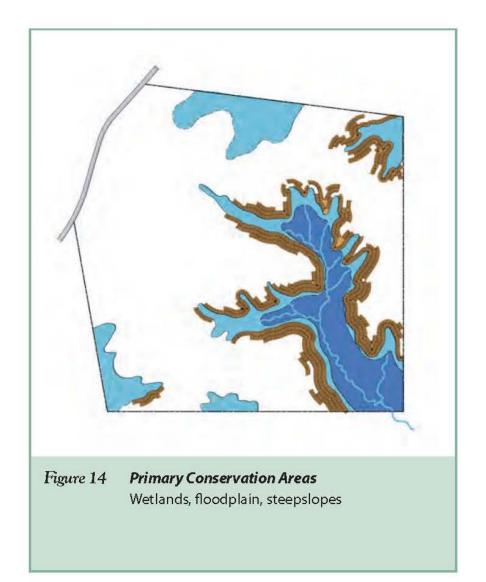




Conservation Subdivision



Process to Design a Conservation Subdivision



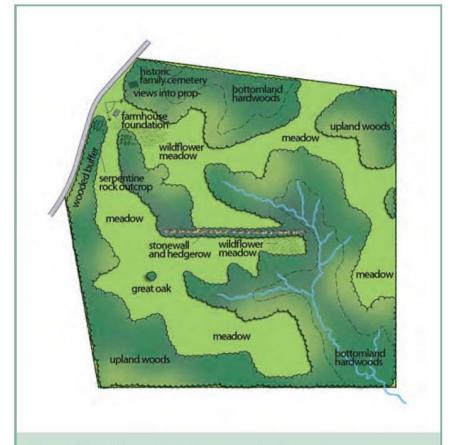
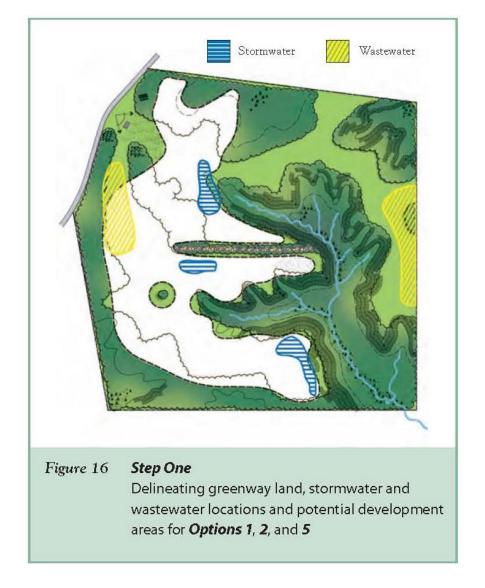
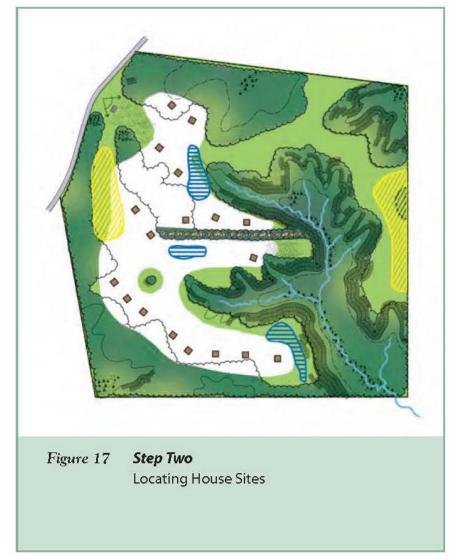


Figure 15 Secondary Conservation Areas

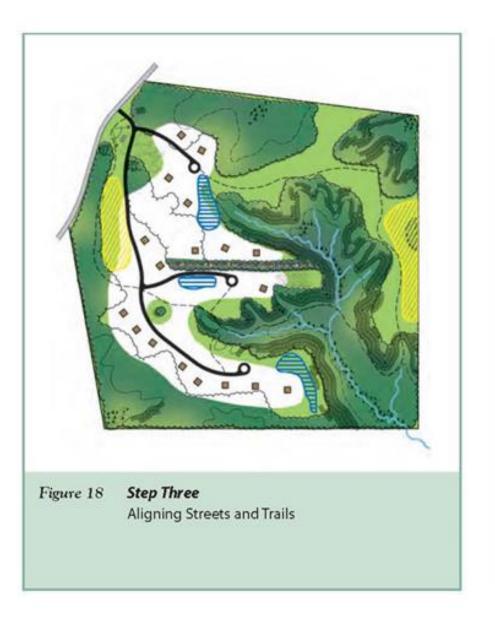
These special features constitute a significant asset to the property value and neighborhood character. They are the most vulnerable to change, but can easily be retained through Conservation Design.

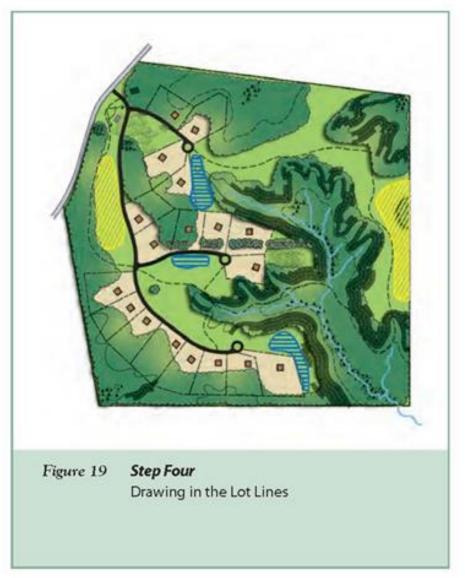
Process to Design a Conservation Subdivision





Process to Design a Conservation Subdivision





WHITES CREEK STUDY AREA – AMENDMENTS & ISSUES



WHITES CREEK STUDY AREA - MPC ISSUES

What is your vision or policy?

Rural

Suburban

Individual Site or Collectively?

Pulled Amendment Requests from Public Hearing (0-9)

Hunt Amendment (expanded T3 based on sewer availability)

McLean Amendment (defer all or part for further study)

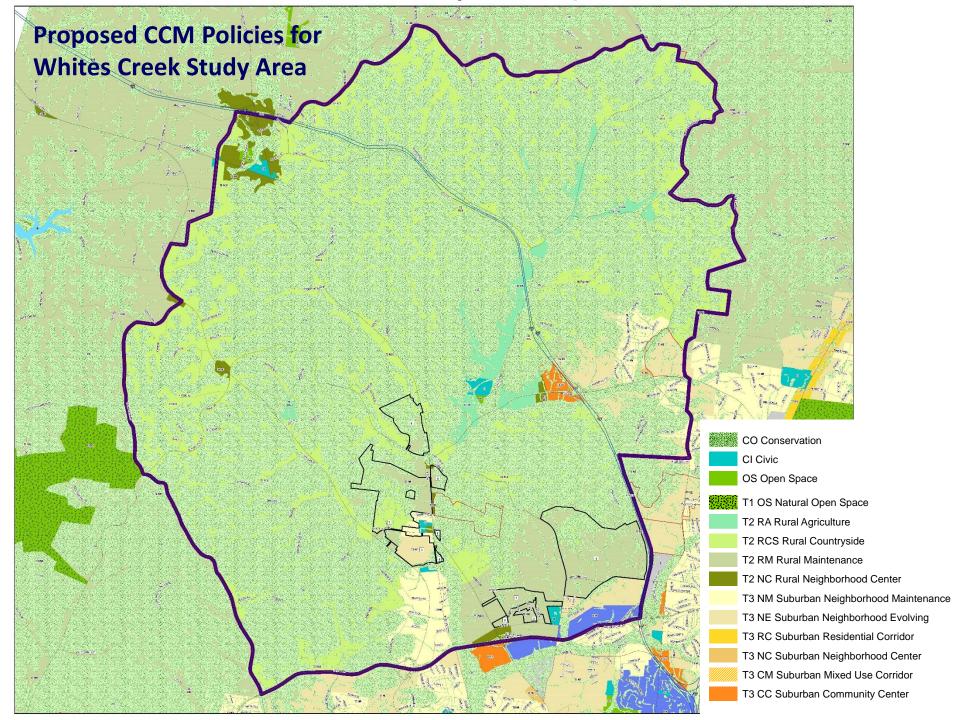
Implementation?

Based on Zoning only

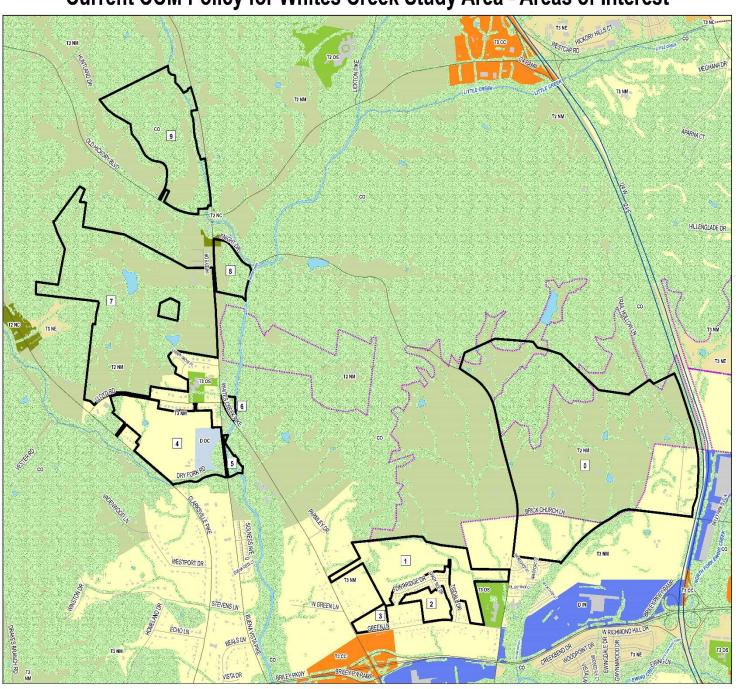
Based on Zoning and Base Policy

Based on Zoning, Policy and Subdivision Regulations

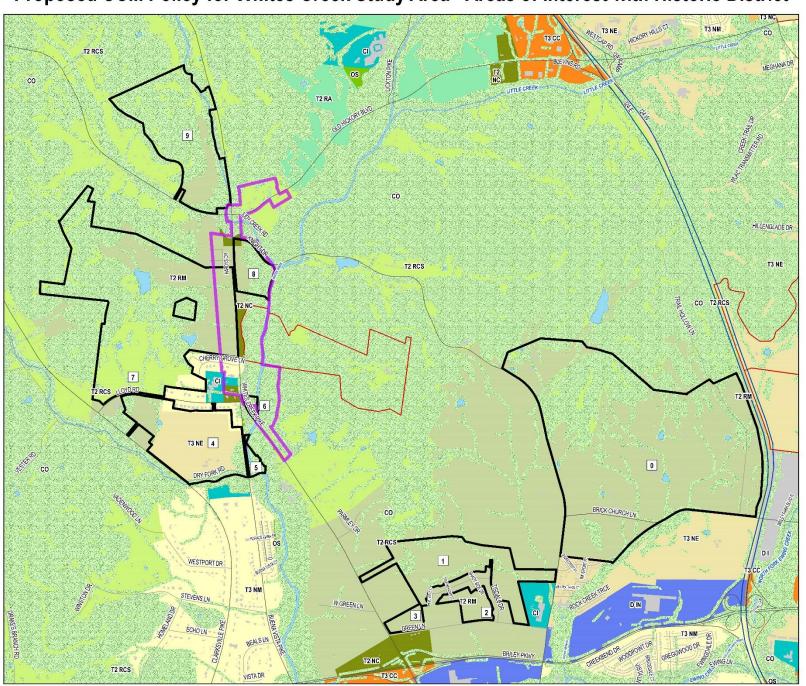
Special Policy?



Current CCM Policy for Whites Creek Study Area - Areas of Interest



Proposed CCM Policy for Whites Creek Study Area - Areas of Interest with Historic District



WHITES CREEK STUDY AREA - MPC ISSUES

What is your vision or policy?
Rural
Suburban

Individual Site or Collectively?

Pulled Amendment Requests from Public Hearing (0-9)

Hunt Amendment (expanded T3 based on sewer availability)

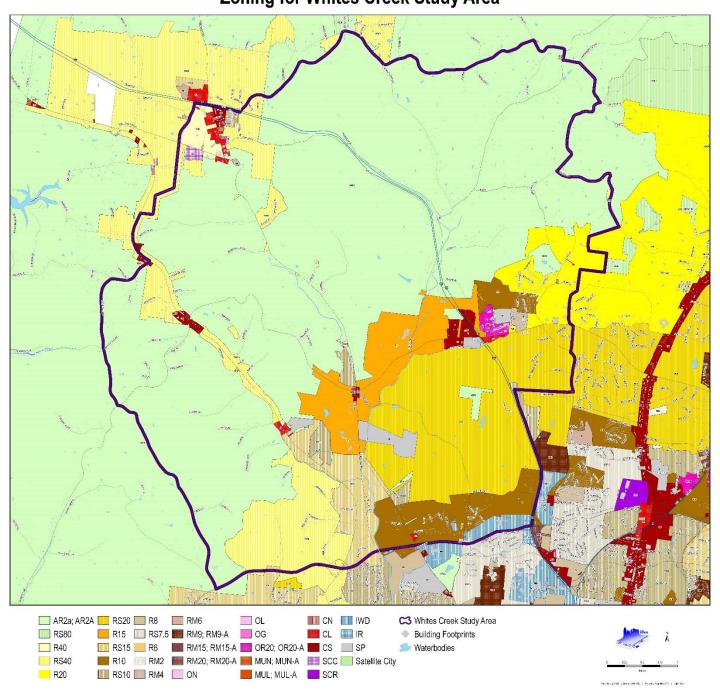
McLean Amendment (defer all or part for further study)

Special Policy?

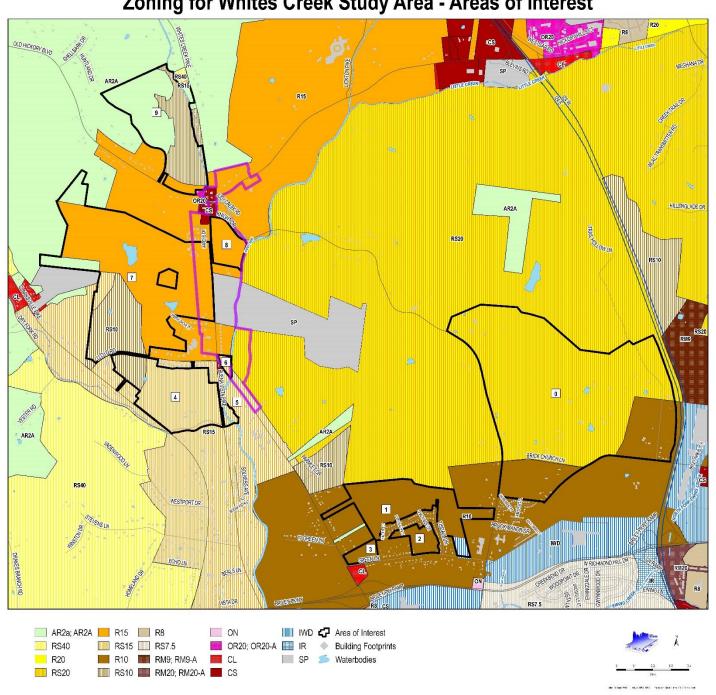
Implementation?

Based on Zoning only
Based on Zoning and Base Policy
Based on Zoning, Policy and Subdivision Regulations

Zoning for Whites Creek Study Area



Zoning for Whites Creek Study Area - Areas of Interest



T2 RCS Whites Creek ... T2 RA **Historic District** 9 СО 8 T2 RM T2 NC CHERRY GROVE'LN T2 RCS LLOYD RD T3 NE 4 СО co

Recommended CCM Community Character Map Characteristics

T2 RC Rural Conservation

- Steep Slopes
- Unstable Soils
- Flood Plain
- Maximum Gross Density 1 du/10 acres

T2 OS Rural Open Space

• Public or Privately Conserved

T2 RA Rural Agriculture

- Agricultural use desired or predominate and intended for preservation
- · Random Building Placement
- Maximum Gross Density 1 du/5 acres
- Variable >100' frontage
- Conservation Subdivisions possible

T2 RC Rural Countryside

- Open rural character and intended to maintain
- Random Building Placement
- Maximum Gross Density 1 du/5 acres
- Variable >100' frontage
- Conservation Subdivisions possible

T2 RM Rural Maintenance

- Developed or undeveloped ultimately desired rural character
- · Sewers available and/or Existing non-rural zoning
- Maximum gross density 1 du/2 acres
- Conservation Subdivision preferred
- Maximum gross density 1 du/2 acres

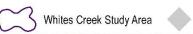
T2 NC Rural Center

- Retail & Mixed Use
- Serve 10 minute drive
- Generally small 4 corners
- Clear edge



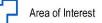
Whites Creek Study Area with Areas of Interest

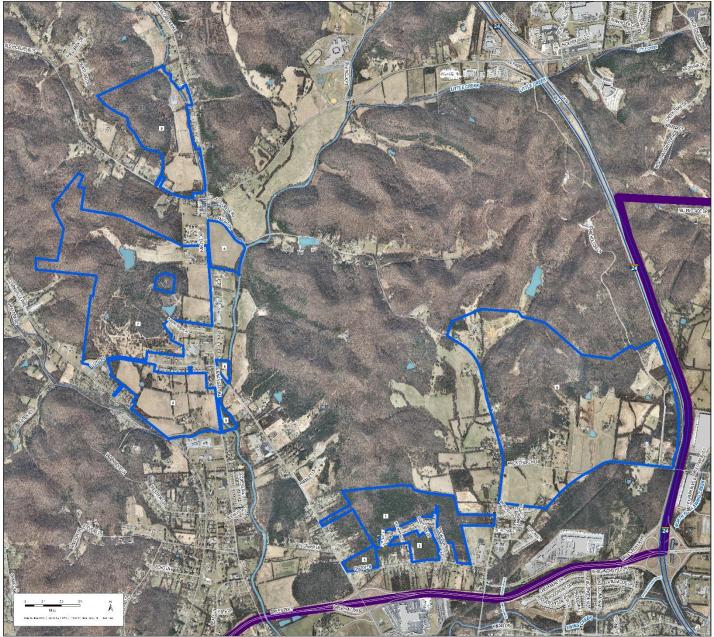


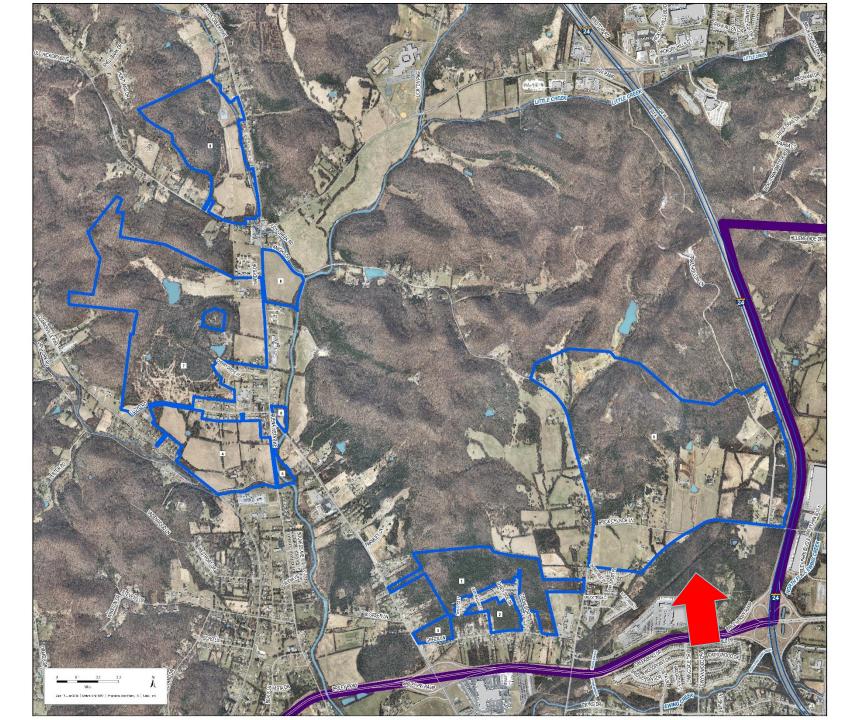


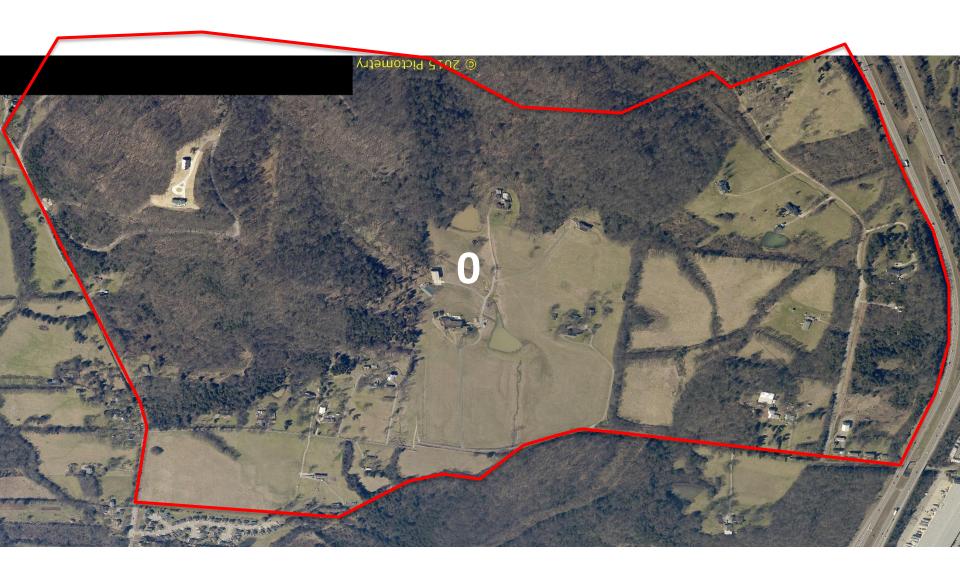












AREA 0

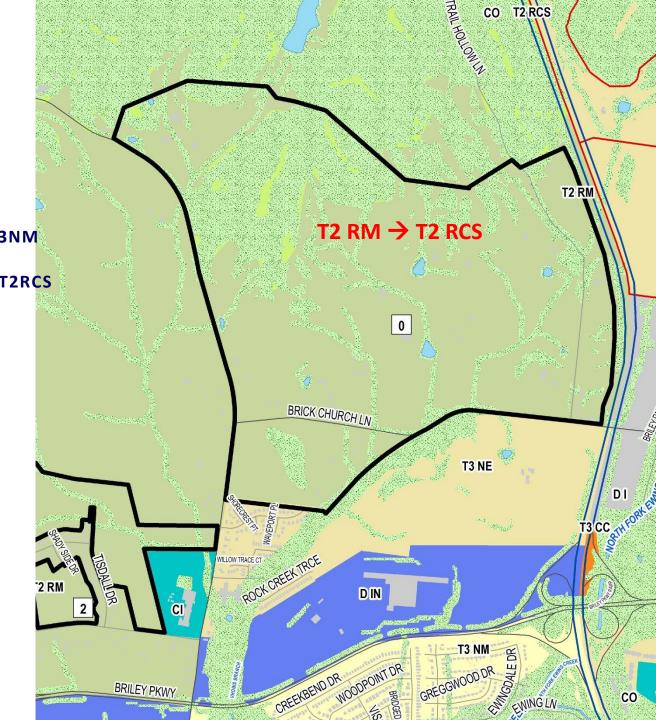
CURRENT POLICY - CON/T2NM/T3NM

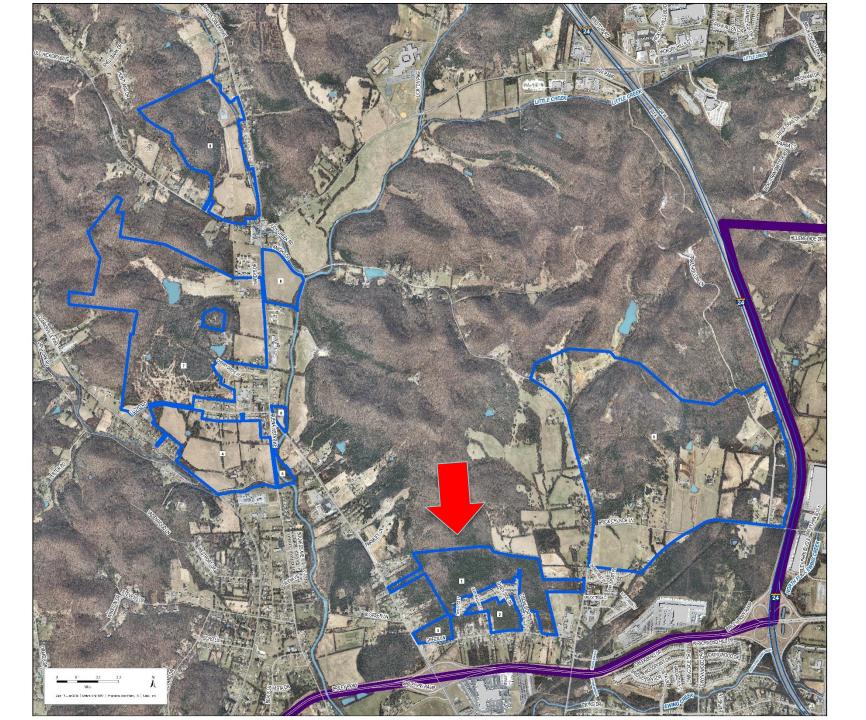
PROPOSED POLICY - CON/T2RM/T2RCS

CURRENT ZONING - RS20/R10

SEWER - NO

HISTORIC DISTRICT - NO

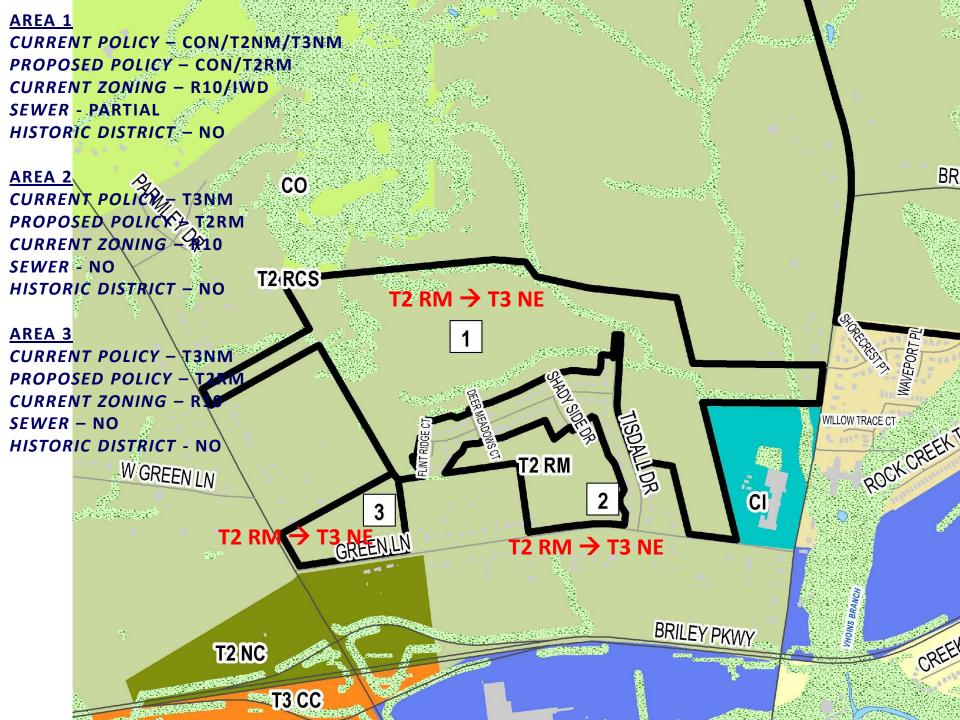


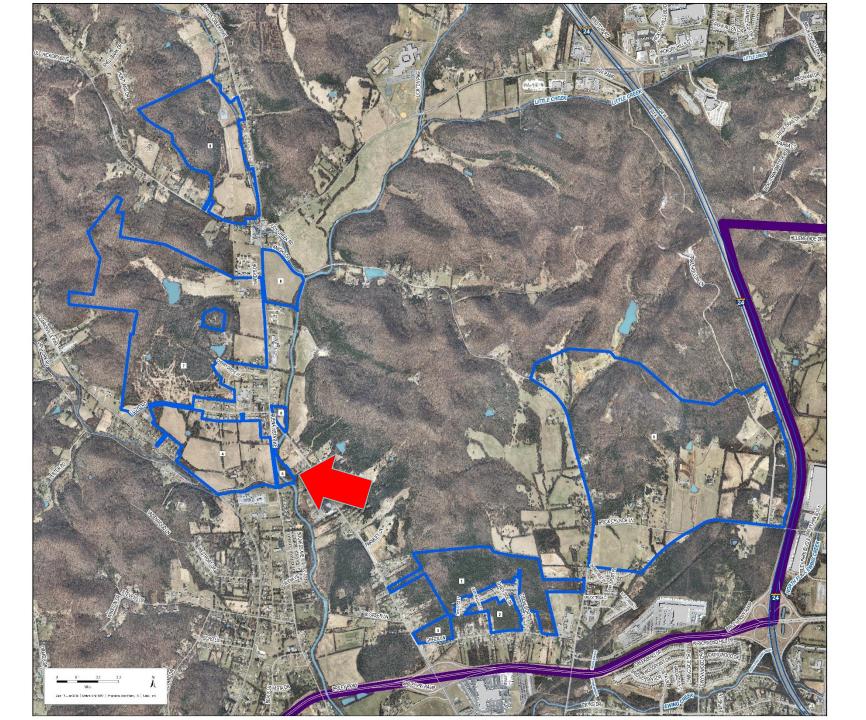


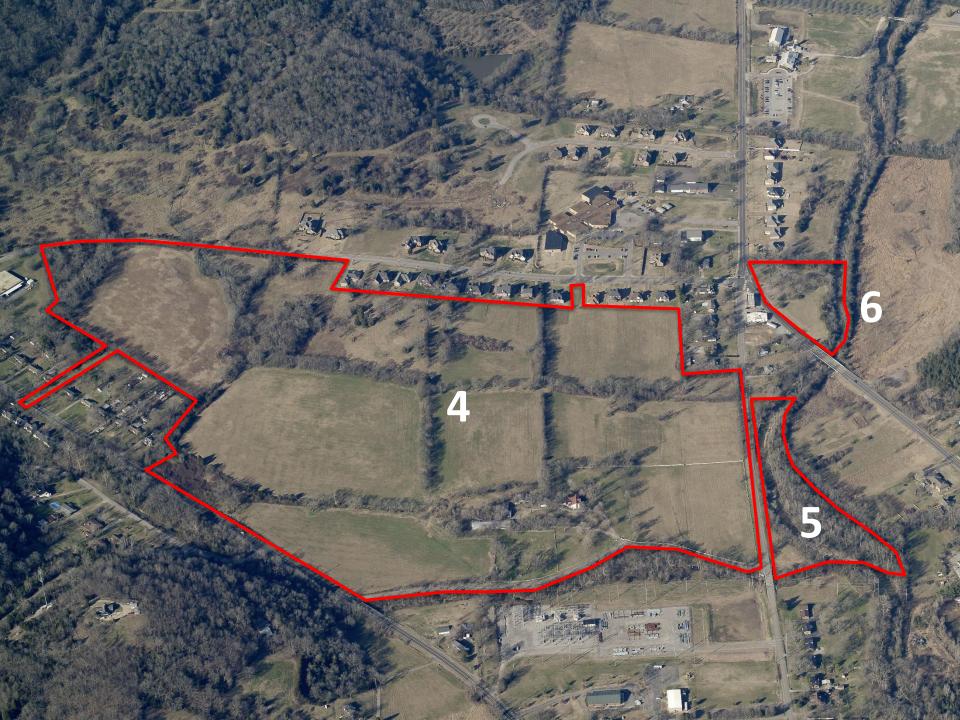


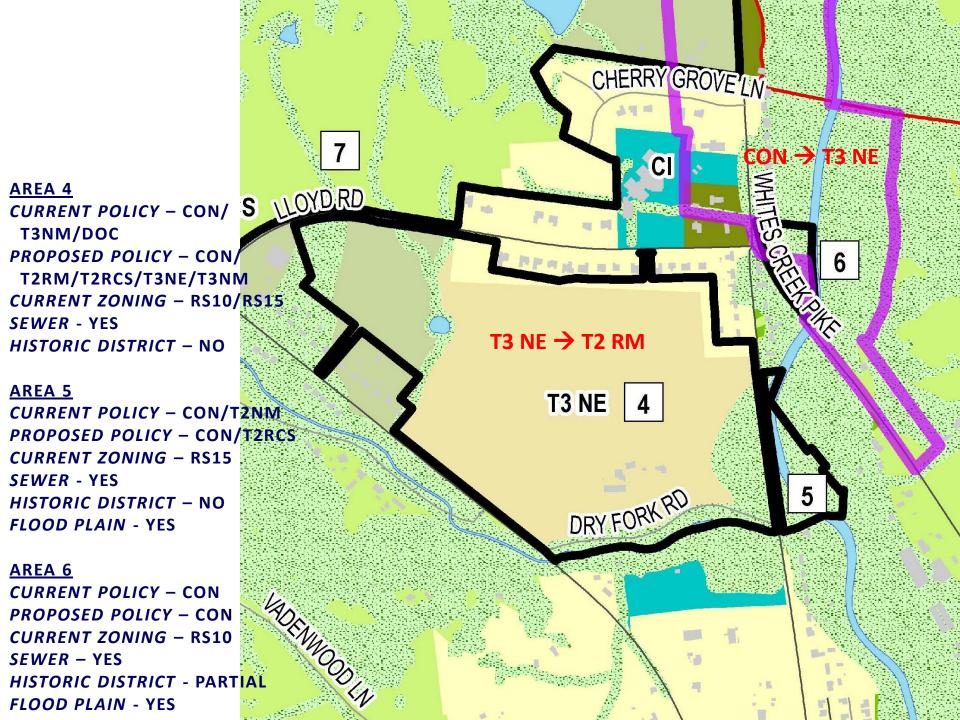


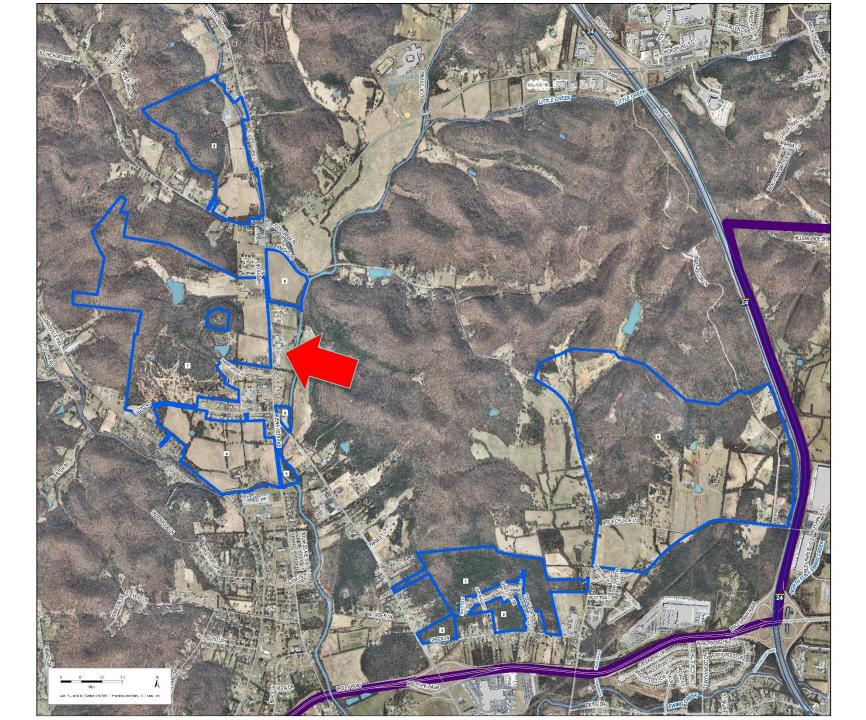


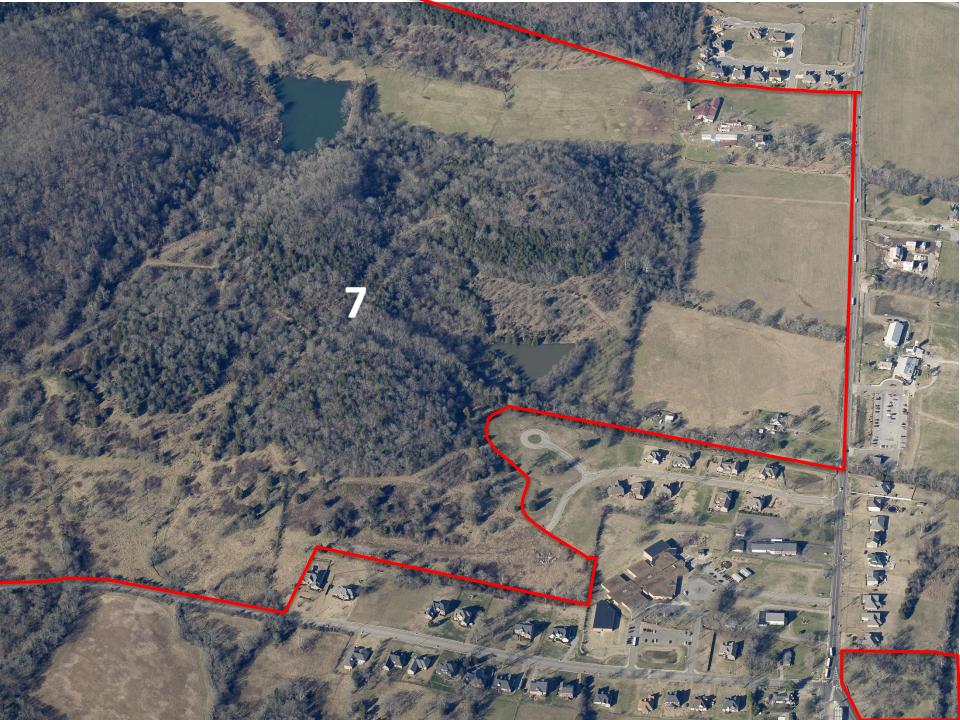




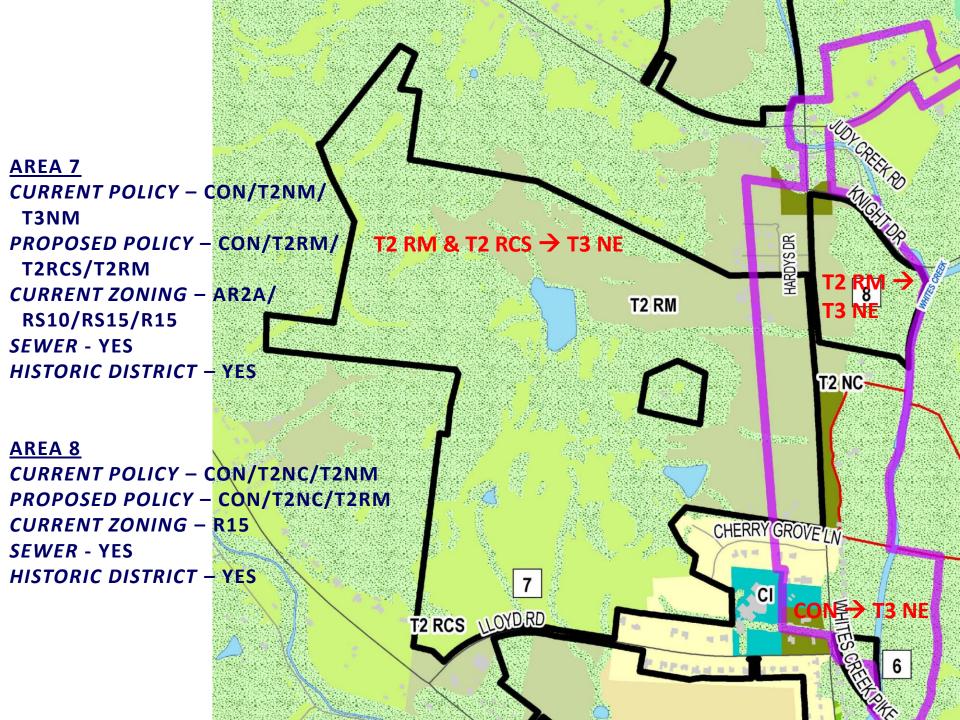


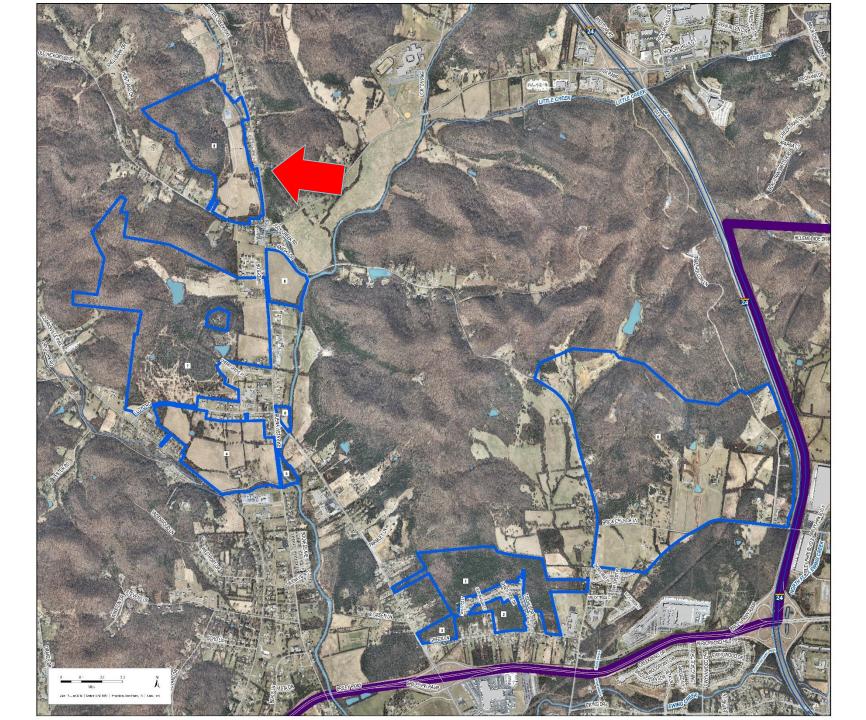








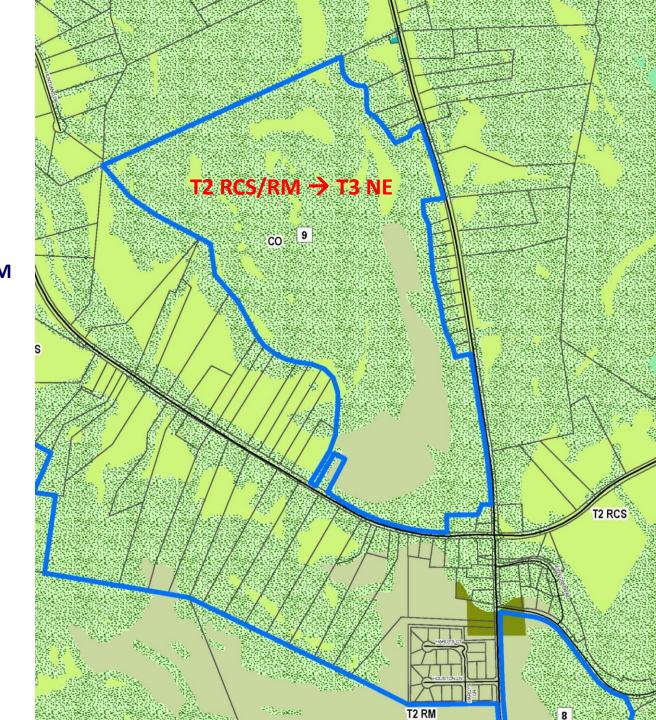


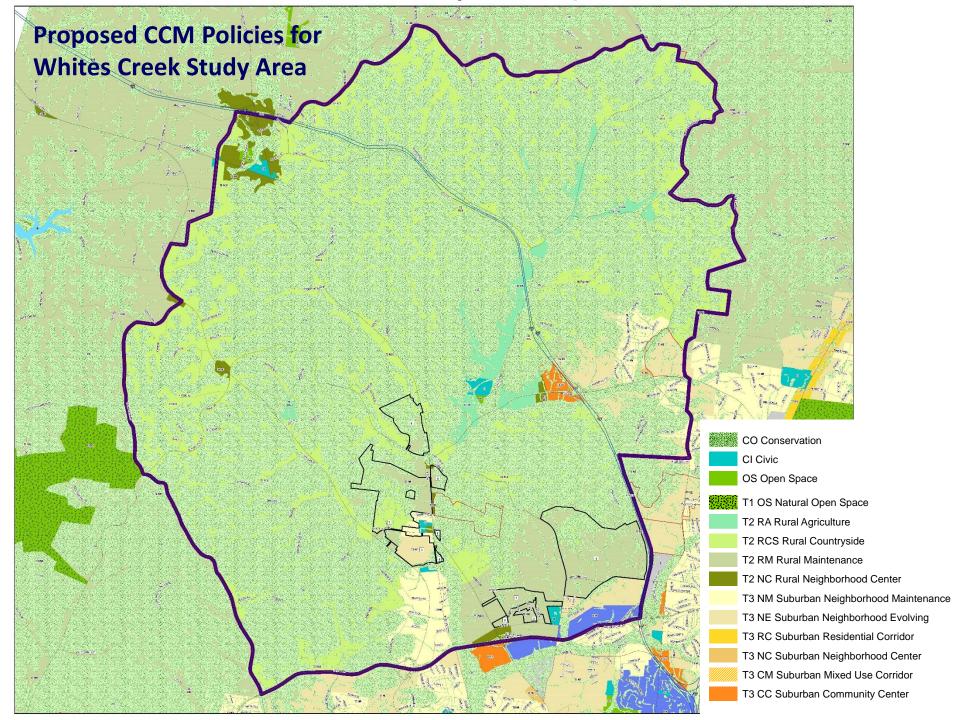






AREA 9
CURRENT POLICY - CON/T2NM
PROPOSED POLICY - CON/
T2RCS/T2RM
CURRENT ZONING - AR2A/
RS10/R15
SEWER - YES
HISTORIC DISTRICT - NO





WHITES CREEK STUDY AREA - MPC ISSUES

What is your vision or policy?
Rural
Suburban
Individual Site or Collectively?
Pulled Amendment Requests from Public Hearing (0-9)

Hunt Amendment (expanded T3 based on sewer availability)

McLean Amendment (defer all or part for further study)

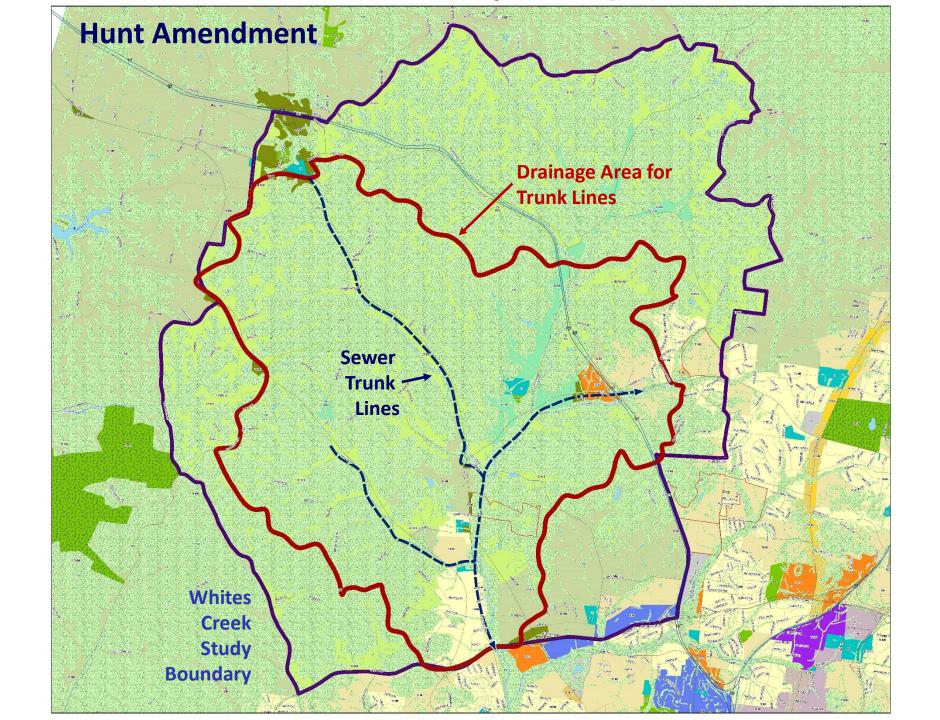
Implementation?

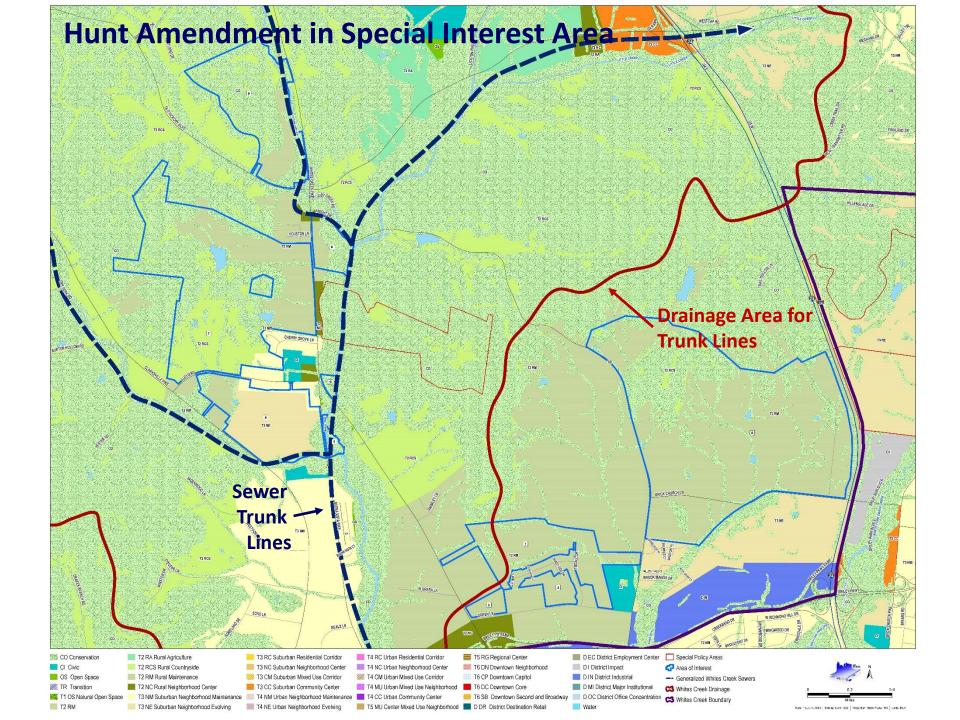
Based on Zoning only

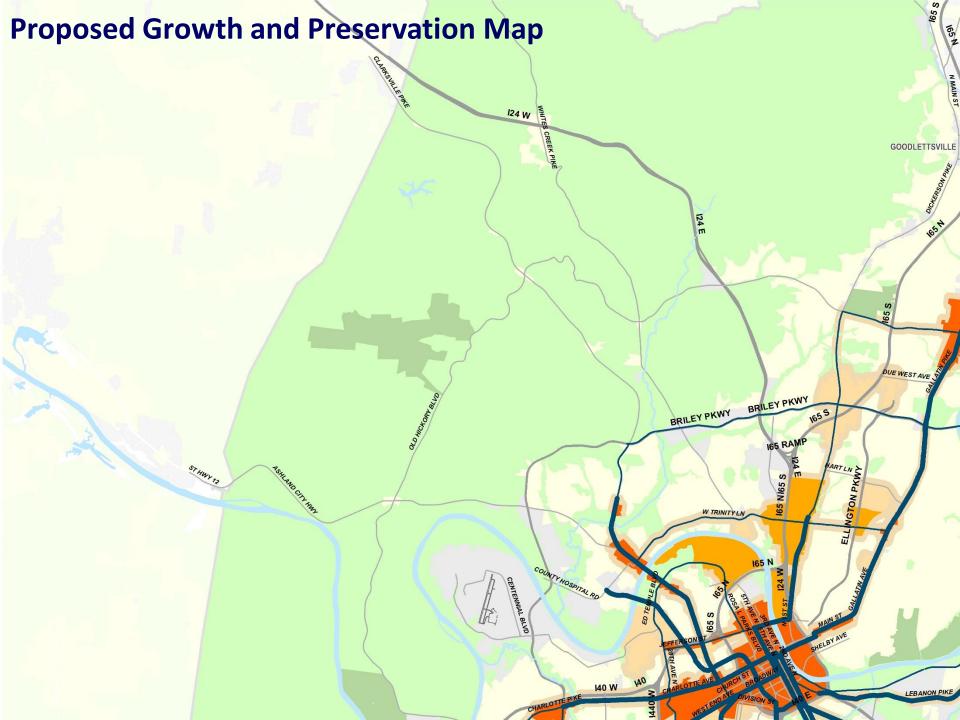
Based on Zoning and Base Policy

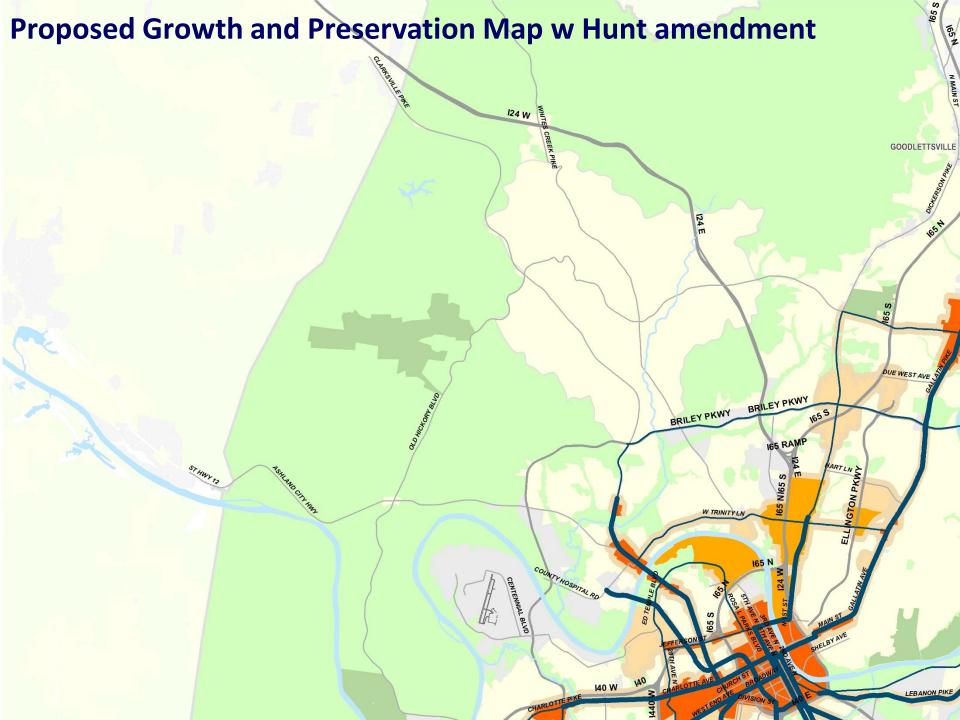
Based on Zoning, Policy and Subdivision Regulations

Special Policy?









WHITES CREEK STUDY AREA - MPC ISSUES

What is your vision or policy?

Rural

Suburban

Individual Site or Collectively?

Pulled Amendment Requests from Public Hearing (0-9)

Hunt Amendment (expanded T3 based on sewer availability)

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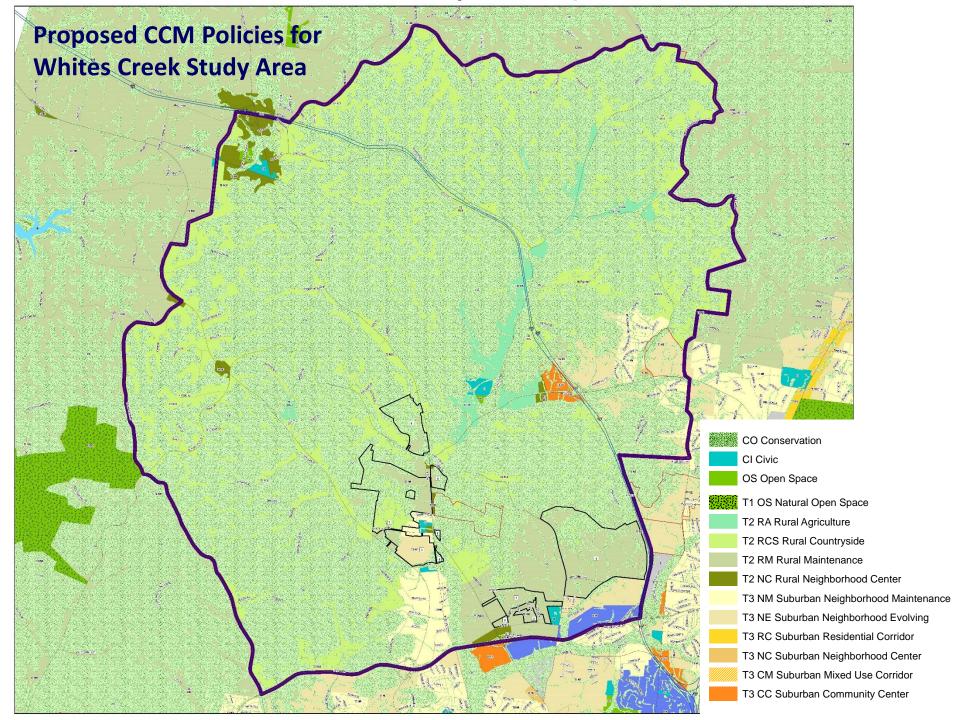
Special Policy?

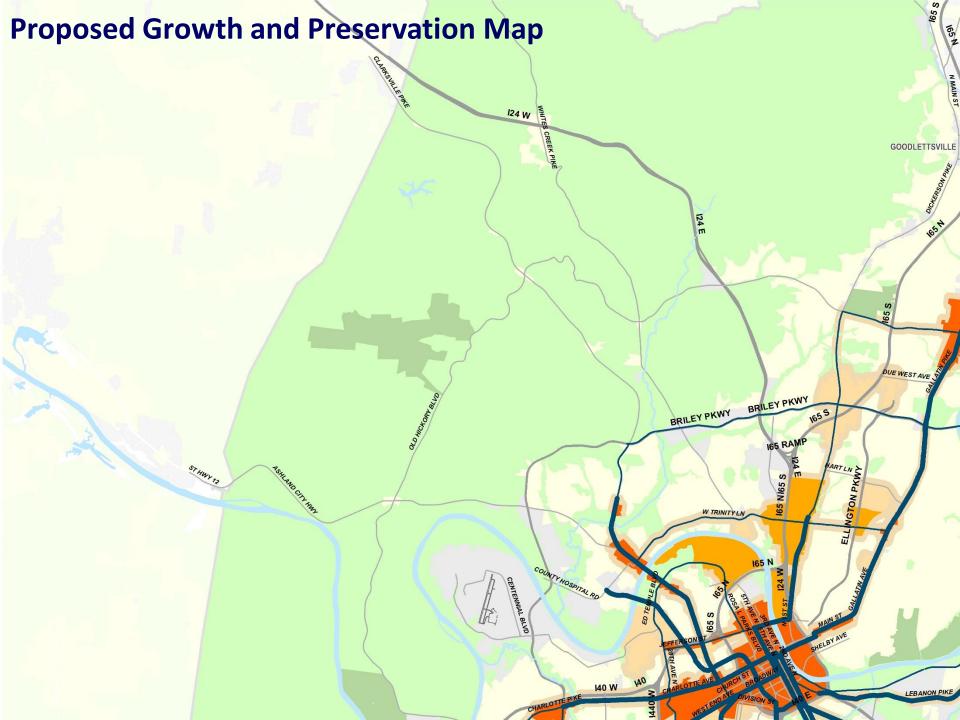
Implementation?

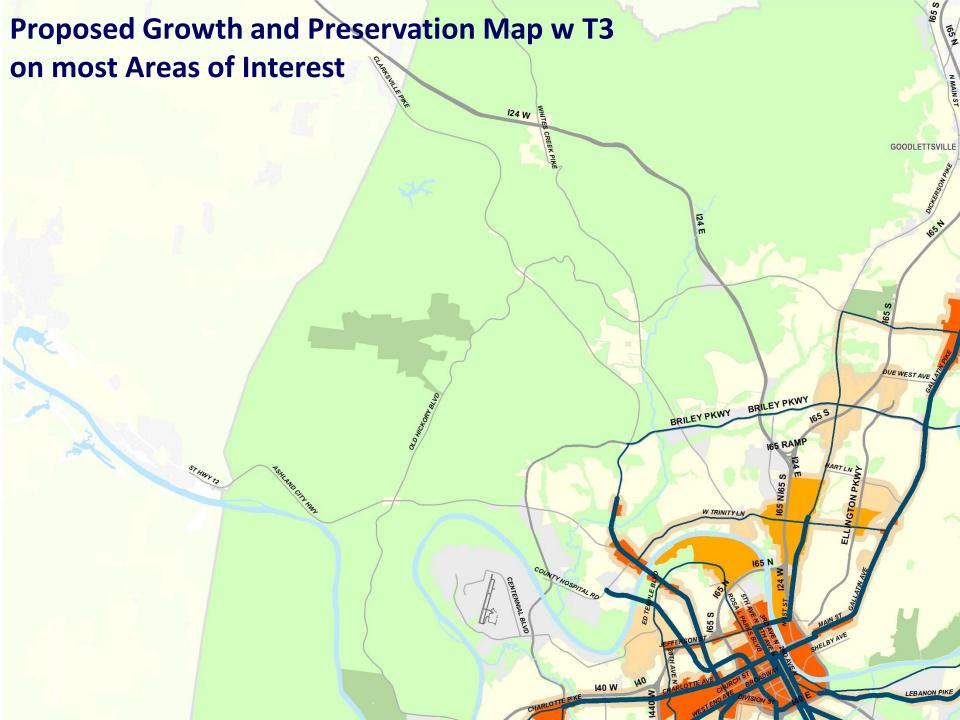
Based on Zoning only

Based on Zoning and Base Policy

Based on Zoning, Policy and Subdivision Regulations







WHITES CREEK STUDY AREA - MPC ISSUES



RECOMMENDED SPECIAL POLICY

- This policy applies to the T2 RM properties (identified in the attached map) due to the presence of non-rural zoning and access to previously provided sewer service in an area where the desired development character is for a Rural environment.
- In order to maintain a harmonious development pattern within the Rural (T2 RM) character district, in the review of any subdivision proposing to increase the intensity of development on the property, the Planning Commission shall specifically review the overall subdivision design, lot placement and building site location. The intent of the review process is to ensure that the proposed site design maintains and achieves a desired rural character and development pattern in an area that transitions between suburban and rural character districts. Critical objectives in the review of the proposed subdivision include:
 - Preservation of sensitive environmental resources;
 - Minimize disruption of scenic views from the primary roadway network;
 - Minimize undesirable impacts on the Whites Creek Historic District;
 - Protection of natural and cultural resources and features;
 - Utilization of natural and low impact storm water management systems;
 - Location of individual building sites to preserve existing natural landscape;
 - Where near a property boundary, designed to complement and support existing current development and/or proposed character policy; and
 - Avoidance of regular or regimented lot patterns.
- The ultimate development intensity of a property within this special study area may exceed the preferred density as listed in the base CCM policy to the extent that the critical objectives are achieved.



RECOMMENDATION:

APPROVAL OF BORDEAUX-WHITES CREEK COMMUNITY PLAN WITH SPECIAL POLICY